



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

**Meeting #:** 24-018  
**Date:** November 6, 2024  
**Time:** 9:30 a.m.  
**Location:** Council Chambers (GIC)  
Hamilton City Hall  
71 Main Street West

Angela McRae, Legislative Coordinator (905) 546-2424 ext. 5987

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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 October 16, 2024

**5. COMMUNICATIONS**

5.1 Correspondence from Gabriela Gonzalez, respecting Concerns Regarding Proposed Temporary Shelter and Community Engagement.

Recommendation: Be received.

5.2 Correspondence from Kelly Oucharek, respecting the Outdoor Shelter Meeting.

Recommendation: Be received.

**6. DELEGATION REQUESTS**

- 6.1 Andrew Selman, respecting on-going encampment issues at Gage Park, the Delta Parkette, and the rail trail (In-Person) (For a future meeting)
- 6.2 Andrea Nemtin, Social Innovation Canada, respecting the Hamilton Transit-Oriented Affordable Housing initiative and pilot fund (In-Person) (For a future meeting)

## **7. DELEGATIONS**

## **8. STAFF PRESENTATIONS**

- 8.1 City of Hamilton Watershed Action Plan (PW24069) (City Wide)
- 8.2 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) (Presentation To Be Distributed)

## **9. CONSENT ITEMS**

- 9.1 2024 S&P Global Ratings Credit Rating Review (FCS24060) (City Wide)
- 9.2 Accessibility Committee for Persons with Disabilities Report 24-009 - October 8, 2024

## **10. DISCUSSION ITEMS**

- 10.1 Barton Kenilworth Tax Increment Grant Program and the Downtown and Barton/Kenilworth Housing Opportunities Program – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2)
- 10.2 Open For Business Sub-Committee Report 24-004 - October 21, 2024
- 10.3 Green Municipal Fund (FCS24040) (City Wide)
- 10.4 Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation - Financial Matters (LS20030(a) / FCS20092(a)) (City Wide)

## **11. MOTIONS**

- 11.1 Amendment to Item 2 of the General Issues Committee Report 23-023, respecting Public Feedback and Recommendations for an Encampment Protocol and Sanctioned Sites (HSC20036(g)) (City Wide) - REVISED, which was approved by Council on August 18, 2023

## **12. NOTICES OF MOTION**

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

- 13.1 Amendments to the Outstanding Business List:

a. Items Considered Complete and Needing to be Removed:

Encampment Observation Report (HSC24020 / PED24080 / PW24030)  
(City Wide)

Added: May 15, 2024 at GIC - Item 8.2

Completed: June 19, 2024 at GIC - Item 10.7 (HSC24027)

OBL Item: GIC-05/15/24-8.2

Reducing Homelessness and Managing Encampments (HSC24027) (City  
Wide)

Added: June 19, 2024 at GIC - Item 10.7

Completed: August 12, 2024 at GIC - Item 10.7 (HSC24027(a))

OBL Item: GIC-06/19/24-10.7(a) & GIC-06/19/24-10.7(2)

Sanctioned Encampment Site(s)

Added: July 12, 2024 at Council - Item 7.1

Completed: August 12, 2024 at GIC - Item 9.4 (HSC24031)

OBL Item: GIC-07/12/24-7.1(Council)

**14. PRIVATE AND CONFIDENTIAL**

**15. ADJOURNMENT**



## GENERAL ISSUES COMMITTEE MINUTES 24-017

9:30 a.m.

October 16, 2024

Council Chambers (Hybrid), City Hall, 2<sup>nd</sup> Floor  
71 Main Street West, Hamilton, Ontario

**Present:** Mayor A. Horwath  
Deputy Mayor B. Clark (Chair)  
Councillors J. Beattie, C. Cassar, M. Francis, T. Hwang (Virtually),  
C. Kroetsch, T. McMeekin, N. Nann, E. Pauls, M. Spadafora (Virtually),  
M. Tadeson, A. Wilson and M. Wilson

**Absent:** Councillors J.P. Danko, and T. Jackson - Personal

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

**1. Hamilton's Climate Action Strategy 2024 Annual Update (PED24166) (City Wide) (Outstanding Business List Item) (Item 8.1)**

**(Cassar/A. Wilson)**

- (a) That Appendix "A" to Report PED24166 "Hamilton's Climate Action Strategy Annual Climate Change Update 2024" be received.
- (b) That Appendix "B" to Report PED24166 "Status Update Regarding Climate Actions in Hamilton's Climate Action Strategy" be received.
- (c) That the proposal to shift the Annual Update on Hamilton's Climate Action Strategy to June of each year, starting in 2025, be approved; and,
- (d) That the Office of Climate Change Initiatives, in partnership with Corporate Facilities and Energy Management, be directed to explore an accelerated timeline for realizing the net zero goal of Hamilton's Climate Action Strategy, building on Council priorities already in place to accelerate corporate greenhouse gas emission reduction timelines, and report back to the General Issues Committee in June 2025.

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

Yes - Mayor Andrea Horwath  
Yes - Ward 1 Councillor Maureen Wilson

Yes	-	Ward 2	Councillor Cameron Kroetsch
Yes	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Absent	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls
Absent	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**2. 2023 Annual Energy Report (PW21049(c) / FCS24050) (City Wide) (Item 9.1)**

**(Francis/Kroetsch)**

That Report PW21049(c) / FCS24050, respecting 2023 Annual Energy Report, be received.

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

Yes	-	Mayor Andrea Horwath	
Yes	-	Ward 1	Councillor Maureen Wilson
Yes	-	Ward 2	Councillor Cameron Kroetsch
Yes	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Absent	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls
Absent	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Absent	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**3. Next Generation 9-1-1 Service Delivery - Authority Agreements (FCS20082(f) / HSC20045(f)) (City Wide) (Item 9.2)**

**(Tadeson/Kroetsch)**

That the General Manager, Finance and Corporate Services, the Fire Chief, the Chief Information Officer or designates thereof be authorized to negotiate, enter into

and execute on behalf of the City of Hamilton, contracts, renewals, extensions, amendments, any ancillary documents, and any new agreement(s) presently or subsequently required to establish and maintain Next Generation 9-1-1 services for the City of Hamilton, in a form satisfactory to the City Solicitor.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

**4. Business Improvement Area Sub-Committee Report 24-007 - October 8, 2024 (Item 9.3)**

**(Pauls/A. Wilson)**

**(1) Concession Street Business Improvement Area Expenditure Requests (Item 11.1)**

That the expenditure request from the Concession Street Business Improvement Area, in the amount of \$14,271.77 be spent on two new benches on Concession Street; tear drop banners; planters and plants maintenance; monthly sidewalk clean up; and proper storage units for all Concession Street Business Improvement Area special events equipment and peripherals, to be funded from the 2024 Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

**(2) Downtown Hamilton Business Improvement Area Expenditure Requests (Item 11.2)**

That the expenditure request from the Downtown Hamilton Business Improvement Area, in the amount of \$4,969.27 be spent on the purchase of new holiday decor and maintenance of existing holiday decorations, to be funded from the 2024 Contribution to Operating Budget Program for the

Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

**(3) Ancaster Business Improvement Area Expenditure Requests (Item 11.3)**

- (a) That the expenditure request from the Ancaster Business Improvement Area, in the amount of \$5,572.98 be spent on beautification initiatives and holiday décor to be funded from the 2024 Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and
- (b) That the expenditure request from the Ancaster Business Improvement Area, in the amount of \$5,283.45 be spent on beautification initiatives and holiday décor to be funded from the 2023 Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

**(4) Barton Village Business Improvement Area Expenditure Requests (Item 11.4)**

- (a) That the expenditure request from the Barton Village Business Improvement Area, in the amount of \$7,522.39 be spent on special events to be funded from the 2024 Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and
- (b) That the expenditure request from the Barton Village Business Improvement Area, in the amount of \$10,192.27 be spent on holiday decor and maintenance to be funded from the 2024 Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie

Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**5. Public Access to Hamilton Piers (PW24061) (Ward 5) (Outstanding Business List Item) (Item 10.1)**

**(Francis/Kroetsch)**

- (a) That the General Manager, Public Works or designate be authorized to enter into a public use license agreement, including any ancillary agreements or amendments, with the land stewards acting on behalf of the Crown, to permit public access to the Lake Ontario side of the Hamilton portion of the Federally owned piers (“the Hamilton Piers”), consistent with the parameters outlined in Report PW24061;
- (b) That staff be authorized to spend \$50,000 to implement minor improvements to the walking surface to access the Lake Ontario side of the Hamilton Piers, as well as the surface of the Hamilton Piers itself as may be needed to improve public access, to be funded from the Unallocated Capital Levy Reserve 108020;
- (c) That staff be authorized to spend \$350,000 to install railings on both sides of the Lake Ontario side of the Hamilton Piers for public health and safety, to be funded \$250,000 from Hamilton Beach Lift Bridge Pier project ID 4402356127 and \$100,000 from the Unallocated Capital Levy Reserve 108020;
- (d) That the Environmental Services Division, Parks Section’s annual operating budget be increased by \$20,000 to fund the ongoing operations and maintenance to support public access to the Lake Ontario side of the Hamilton Piers, starting in 2025;
- (e) ***That staff be directed to continue to negotiate for public access to the remaining pieces of the Hamilton Piers, and report back with the results of that negotiation, including costs for the 2026 budget in Q4 2025; and,***
- (f) ***That Confidential Appendix “A” - “Burlington Harbour Fisherman’s Piers Risk Analysis” to Report PW24061, Public Access to Hamilton Piers, remain confidential.***

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

Yes - Mayor Andrea Horwath



Yes	-	Ward 1	Councillor Maureen Wilson
Yes	-	Ward 2	Councillor Cameron Kroetsch
Yes	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Absent	-	Ward 6	Councillor Tom Jackson
Absent	-	Ward 7	Councillor Esther Pauls
Absent	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**6. Reducing Homelessness and Managing Encampments (HSC24027(c)) (City Wide) (Item 10.2)**

**(Nann/Horwath)**

That Report HSC24027(c), respecting Reducing Homelessness and Managing Encampments, be received.

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

Yes	-	Mayor Andrea Horwath	
Yes	-	Ward 1	Councillor Maureen Wilson
Yes	-	Ward 2	Councillor Cameron Kroetsch
Yes	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Absent	-	Ward 6	Councillor Tom Jackson
Absent	-	Ward 7	Councillor Esther Pauls
Absent	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**7. Distance Separation from Concentration of Temporary Shelter Beds  
(Generated from Item 10.2)**

**(Nann/Cassar)**

WHEREAS, on September 25, 2024, Council approved Reducing Homelessness and Managing Encampments Report HSC24027(b)/FCS24028/PED24162 which approved and funded 192 Temporary Shelter Beds within existing facilities;

WHEREAS, Report HSC24027(b)/FCS24028/PED24162 approved a radial distance separation of 1 km from the temporary outdoor shelter at the Barton/Tiffany Lands to reduce intensification;

WHEREAS, 123 of the 192 temporary beds are located within existing facilities within a four-block area in Ward 3; and,

WHEREAS, Council supports reducing the impact and intensification of the temporary shelter beds on the surrounding community;

THEREFORE, BE IT RESOLVED:

That the following parks and green spaces be removed from the Encampment Protocol as compliant sites once the 192 temporary shelter beds are operational:

- (a) J.C. Beemer Park/Tweedsmuir Park;
- (b) Bishop's Park;
- (c) Claremont Access Parkettes;
- (d) 298 Hunter Street East (green space west of Claremont Access);
- (e) Carter Park;
- (f) Myrtle Park; and,
- (g) Rail Trail between extension of Wellington Street South and Sherman Avenue South

**Result: MOTION, CARRIED by a vote of 10 to 2, as follows:**

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
No	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson

Yes	-	Ward 12	Councillor Craig Cassar
No	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**8. Ontario Land Tribunal Appeal - 405 James Street North (PED22155(a) / LS23012(c)) (Ward 2) (Added Item 14.3)**

**(Kroetsch/Horwath)**

- (a) That the directions provided in closed session respecting Report PED22155(a)/ LS23012(c), Ontario Land Tribunal Appeal - 405 James Street North, be approved;
- (b) That closed session recommendations (a) and (b) in Report PED22155(a)/ LS23012(c), respecting Ontario Land Tribunal Appeal - 405 James Street North, be approved and remain confidential until such time as the necessary conditions for public release described therein are met; and,
- (c) That the balance of Report PED22155(a)/LS23012(c), respecting Ontario Land Tribunal Appeal - 405 James Street North, remain confidential.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

**FOR INFORMATION:**

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

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

## **5. COMMUNICATIONS**

- 5.2 Correspondence from Richard Koroscil, and Jesse Elders, Bay Area Climate Change Council respecting Item 8.1 - Hamilton's Climate Action Strategy 2024 Annual Update (PED24166)  
Recommendation: Be received and referred to consideration of Item 8.1.

## **6. DELEGATION REQUESTS**

- 6.1 Katie Stiel, Hamilton Chamber of Commerce, respecting Hamilton Day. An award winning city-wide celebration of our community and local businesses taking place November 1st - 3rd, 2024 (In-Person) (For today's meeting)

## **8. STAFF PRESENTATIONS**

- 8.1 Hamilton's Climate Action Strategy 2024 Annual Update (PED24166) (City Wide) (Outstanding Business List Item) (REVISED Presentation)

## **12. NOTICES OF MOTION**

- 12.1 Distance Separation from Concentration of Temporary Shelter Beds

## **14. PRIVATE AND CONFIDENTIAL**

- 14.3 Ontario Land Tribunal Appeal - 405 James Street North (PED22155(a) / LS23012(c)) (Ward 2)

### **(Kroetsch/Beattie)**

That the agenda for the October 16, 2024 General Issues Committee meeting, be approved, as amended.

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie

Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

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

There were no declarations of interest.

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

**(i) October 2, 2024 (Item 4.1)**

**(McMeekin/Tadeson)**

That the minutes of the October 2, 2024 General Issues Committee, be approved, as presented.

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

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

**(Cassar/Tadeson)**

That Communication Items 5.1 and 5.2, be approved, as presented, as follows:

**(i) Correspondence from Kelly Oucharek, respecting an all of Hamilton approach to homelessness (Item 5.1)**

Recommendation: Be received.

- (ii) **Correspondence from Richard Koroscil, and Jesse Elders, Bay Area Climate Change Council respecting Item 8.1 - Hamilton's Climate Action Strategy 2024 Annual Update (PED24166) (Added Item 5.2)**

Recommendation: Be received and referred to consideration of Item 8.1.

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

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

**(i) (Hwang/M. Wilson)**

That the following Delegation Request, be approved:

- (1) Katie Stiel, Hamilton Chamber of Commerce, respecting Hamilton Day. An award winning city-wide celebration of our community and local businesses taking place November 1st - 3rd, 2024 (In-Person) (For today's meeting) (Added Item 6.1)

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko

Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**(f) DELEGATIONS (Item 7)**

**(i) Lee Fairbanks, respecting a plan to adjust existing tree planting policies to align them with the City's Climate Change Emergency and Urban Tree Canopy goals (In-Person) (Approved September 18, 2024) (Item 7.1)**

Lee Fairbanks, addressed the Committee respecting a plan to adjust existing tree planting policies to align them with the City's Climate Change Emergency and Urban Tree Canopy goals.

**(1) (Pauls/M. Wilson)**

That the delegate be provided with an additional 5 minutes to complete their delegation.

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

**(2) (McMeekin/Pauls)**

That the Delegation from Lee Fairbanks, respecting a plan to adjust existing tree planting policies to align them with the City's Climate Change Emergency and Urban Tree Canopy goals, be received.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

- (ii) **Ali T Ghouse, Muslim Council of Greater Hamilton, respecting information about the Muslim community's achievements, plans for Hamilton, aspirations and how it relates to activities in the City and City Council (In-Person) (Approved October 2, 2024) (Item 7.2)**

Javid Mirza, Muslim Association of Hamilton, addressed the Committee, respecting information about the Muslim community's achievements, plans for Hamilton, aspirations and how it relates to activities in the City and City Council.

**(Pauls/Horwath)**

That the Delegation from Javid Mirza, Muslim Association of Hamilton, respecting information about the Muslim community's achievements, plans for Hamilton, aspirations and how it relates to activities in the City and City Council, be received.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Absent	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls



Absent	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

**(iii) Katie Stiel, Hamilton Chamber of Commerce, respecting Hamilton Day. An award winning city-wide celebration of our community and local businesses taking place November 1st - 3rd, 2024 (In-Person) (Added Item 7.3)**

Katie Stiel, Hamilton Chamber of Commerce, addressed the Committee respecting respecting Hamilton Day. An award winning city-wide celebration of our community and local businesses taking place November 1st - 3rd, 2024.

**(Kroetsch/Pauls)**

That the Delegation from Katie Stiel, Hamilton Chamber of Commerce, respecting Hamilton Day. An award winning city-wide celebration of our community and local businesses taking place November 1st - 3rd, 2024, be received.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

**(g) STAFF PRESENTATIONS (Item 8)****(i) Hamilton's Climate Action Strategy 2024 Annual Update (PED24166)  
(City Wide) (Outstanding Business List Item) (Item 8.1)**

Lynda Lukasik, Director, Climate Change Initiatives, addressed the Committee with a presentation respecting Report PED24166, Hamilton's Climate Action Strategy 2024 Annual Update.

**(A. Wilson/Cassar)**

That the staff presentation respecting Report PED24166, Hamilton's Climate Action Strategy 2024 Annual Update, be received.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

For disposition of this mater, refer to Item 1.

**(ii) Recess****(Cassar/Kroetsch)**

That the General Issues Committee recess for 30 minutes until 12:35 p.m.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang

Yes	-	Ward 5	Councillor Matt Francis
Absent	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 7	Councillor Esther Pauls
Absent	-	Ward 8	Councillor J. P. Danko
Yes	-	Ward 9	Councillor Brad Clark
Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

The General Issues Committee Meeting reconvened at 12:36 p.m.

**(h) DISCUSSION ITEMS (Item 10)**

**(i) Public Access to Hamilton Piers (PW24061) (Ward 5) (Outstanding Business List Item) (Item 10.1)**

**(1) (Francis/Kroetsch)**

- (a) That the General Manager, Public Works or designate be authorized to enter into a public use license agreement, including any ancillary agreements or amendments, with the land stewards acting on behalf of the Crown, to permit public access to the Lake Ontario side of the Hamilton portion of the Federally owned piers (“the Hamilton Piers”), consistent with the parameters outlined in Report PW24061;
- (b) That staff be authorized to spend \$50,000 to implement minor improvements to the walking surface to access the Lake Ontario side of the Hamilton Piers, as well as the surface of the Hamilton Piers itself as may be needed to improve public access, to be funded from the Unallocated Capital Levy Reserve 108020;
- (c) That staff be authorized to spend \$350,000 to install railings on both sides of the Lake Ontario side of the Hamilton Piers for public health and safety, to be funded \$250,000 from Hamilton Beach Lift Bridge Pier project ID 4402356127 and \$100,000 from the Unallocated Capital Levy Reserve 108020; and
- (d) That the Environmental Services Division, Parks Section’s annual operating budget be increased by \$20,000 to fund the ongoing operations and maintenance to support public access to the Lake Ontario side of the Hamilton Piers, starting in 2025.

**(2) (Cassar/Kroetsch)**

That consideration of Report PW24061, respecting Public Access to Hamilton Piers, be DEFERRED until after Closed Session.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
No	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Yes	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
No	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

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

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

**(M. Wilson/Cassar)**

That the Amendments to the Outstanding Business List, be approved, as follows:

**(a) Items Requiring a New Due Date (Item 13.1(a):**

Internal Facilitation of Special Events including Traffic Control Plans as per Ontario Traffic Manual (OTM) Book 7 and Implementation of Temporary Road Closures for Event Organizers

Added: January 30, 2024

Original Due Date: June 30, 2024

Proposed New Due Date: December 4, 2024

**(b) Items Considered Complete and Needing to be Removed (Item 13.1(b)):**

Reporting of Annual Expenditures on the Transportation Network in Alignment with the Asset Management Plan

Added: January 30, 2024 at GIC Budget

Completed: October 2, 2024 at GIC - Item 8.2

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

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

Committee determined that discussion of Item 14.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

**(i) Closed Session Minutes – October 2, 2024 (Item 14.1)**

**(Kroetsch/Francis)**

That the Closed Session minutes of the October 2, 2024 General Issues Committee meeting, be approved and remain confidential.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar

Yes - Ward 13 Councillor Alex Wilson  
 Absent - Ward 14 Councillor Mike Spadafora  
 Yes - Ward 15 Councillor Ted McMeekin

**(ii) (Kroetsch/Cassar)**

That Committee move into Closed Session for Items 14.2 and 14.3 pursuant to Section 9.3, Sub-sections (e) and (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2) sub-sections (e) and (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matters pertain to litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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

Yes - Mayor Andrea Horwath  
 Yes - Ward 1 Councillor Maureen Wilson  
 Yes - Ward 2 Councillor Cameron Kroetsch  
 Yes - Ward 3 Councillor Nrinder Nann  
 Yes - Ward 4 Councillor Tammy Hwang  
 Yes - Ward 5 Councillor Matt Francis  
 Absent - Ward 6 Councillor Tom Jackson  
 Absent - Ward 7 Councillor Esther Pauls  
 Absent - Ward 8 Councillor J. P. Danko  
 Yes - Ward 9 Councillor Brad Clark  
 Yes - Ward 10 Councillor Jeff Beattie  
 Yes - Ward 11 Councillor Mark Tadeson  
 Yes - Ward 12 Councillor Craig Cassar  
 Yes - Ward 13 Councillor Alex Wilson  
 Absent - Ward 14 Councillor Mike Spadafora  
 Yes - Ward 15 Councillor Ted McMeekin

The General Issues Committee meeting reconvened in Open Session at 2:28 p.m.

**(k) DISCUSSION ITEMS (Item 10) (Continued)**

**(i) Public Access to Hamilton Piers (PW24061) (Ward 5) (Outstanding Business List Item) (Item 10.1)**

**(1) (Francis/Kroetsch)**

- (a) That the General Manager, Public Works or designate be authorized to enter into a public use license agreement, including any ancillary agreements or amendments, with the land stewards acting on behalf of the Crown, to permit public access to the Lake Ontario side of the Hamilton portion of the

Federally owned piers (“the Hamilton Piers”), consistent with the parameters outlined in Report PW24061;

- (b) That staff be authorized to spend \$50,000 to implement minor improvements to the walking surface to access the Lake Ontario side of the Hamilton Piers, as well as the surface of the Hamilton Piers itself as may be needed to improve public access, to be funded from the Unallocated Capital Levy Reserve 108020;
- (c) That staff be authorized to spend \$350,000 to install railings on both sides of the Lake Ontario side of the Hamilton Piers for public health and safety, to be funded \$250,000 from Hamilton Beach Lift Bridge Pier project ID 4402356127 and \$100,000 from the Unallocated Capital Levy Reserve 108020; and
- (d) That the Environmental Services Division, Parks Section’s annual operating budget be increased by \$20,000 to fund the ongoing operations and maintenance to support public access to the Lake Ontario side of the Hamilton Piers, starting in 2025.

(2) **(Francis/Kroetsch)**

That Report PW24061, respecting Public Access to Hamilton Piers, **be amended** by adding additional sub-sections (e) and (f), as follows:

- (e) ***That staff be directed to continue to negotiate for public access to the remaining pieces of the Hamilton Piers, and report back with the results of that negotiation, including costs for the 2026 budget in Q4 2025; and,***
- (f) ***That Confidential Appendix “A” - “Burlington Harbour Fisherman’s Piers Risk Analysis” to Report PW24061, Public Access to Hamilton Piers, remain confidential.***

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark

Yes	-	Ward 10	Councillor Jeff Beattie
Yes	-	Ward 11	Councillor Mark Tadeson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson
Absent	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

For disposition of this matter, refer to Item 5.

**(l) PRIVATE & CONFIDENTIAL (Item 14) (Continued)**

**(i) Confidential Appendix "A" to Item 10.1 - Public Access to Hamilton Piers (PW24061) (Ward 5) (Outstanding Business List Item) (Item 14.2)**

For disposition of this matter, refer to Item 5.

**(ii) Ontario Land Tribunal Appeal - 405 James Street North (PED22155(a) / LS23012(c)) (Ward 2) (Added Item 14.3)**

For disposition of this matter, refer to Item 7.

**(m) ADJOURNMENT (Item 15)**

**(Francis/Tadeson)**

That there being no further business, the General Issues Committee be adjourned at 2:31 p.m.

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

Yes	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Yes	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Absent	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Yes	-	Ward 9 Councillor Brad Clark
Yes	-	Ward 10 Councillor Jeff Beattie
Yes	-	Ward 11 Councillor Mark Tadeson
Yes	-	Ward 12 Councillor Craig Cassar
Yes	-	Ward 13 Councillor Alex Wilson
Absent	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin



Respectfully submitted,

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Deputy Mayor Brad Clark  
Chair, General Issues Committee

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Angela McRae  
Legislative Coordinator  
Office of the City Clerk

**From:** Gabriela Gonzalez

**Sent:** Wednesday, October 23, 2024 2:03 PM

**To:** Wilson, Maureen <[Maureen.Wilson@hamilton.ca](mailto:Maureen.Wilson@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Office of the Mayor <[Officeofthe.Mayor@hamilton.ca](mailto:Officeofthe.Mayor@hamilton.ca)>; Ward 1 Office <[ward1@hamilton.ca](mailto:ward1@hamilton.ca)>; [cameron.kroestch@hamilton.ca](mailto:cameron.kroestch@hamilton.ca)

**Subject:** Concerns Regarding Proposed Temporary Shelter and Community Engagement

Dear Maureen Wilson and staff,

I am writing to express my deep disappointment that neither you nor any representatives from wards 1 or 2 attended the community meeting held Monday October 21st at Bridgeworks. With about 200 people present, many of us were hoping to ask questions to have a better understanding of the proposed plan for the temporary shelter and to have our voices heard. I understand that you're working on a plan, but having someone present to hear our concerns would have been far better than choosing not to attend at all. Your absence, along with the lack of communication from your office, has left me feeling that our concerns are not being taken seriously.

Given that it has been acknowledged that the project is moving forward and is expected to be operational by December 1st. How do you plan to ensure that our voices are heard and that input from key stakeholders, such as the police, are considered?

One of the major concerns raised at the meeting was that the police, who were present, informed us that they were not consulted on this project for this specific site. While they maintained a neutral stance, they also noted that they are already struggling to meet the demands of the city. With this in mind, how can you guarantee the safety of our community when resources are already stretched thin?

It also seems contradictory to base this project on tiny home models in Kitchener - Waterloo that are not located near existing communities. If on-site services are being provided, why is proximity to other services a priority for this location? Many of us commute and navigate accessing services ourselves—why is the same not expected here?

Given that this project is reportedly moving forward, despite being termed "temporary," I have additional questions. The city plans to spend \$7 million from 2024 to 2025 and an additional \$3-4 million annually after that. What are the concrete strategies for the exit plan of this temporary shelter? Once we've invested over \$10 million to house just 80 people, what will be done to work toward a long-term solution for homelessness and housing insecurity?

Will the shelter remain in operation indefinitely, continuing to cost taxpayers \$3-4 million per year? Who will benefit from this, and what is the plan to transition these individuals out of the shelter and into permanent housing?

I strongly urge you to provide detailed plans that address not only the most vulnerable but also those at risk of losing their homes. We need a clear and effective long-term solution to address the city's housing crisis, not just a costly, temporary fix.

I look forward to your response.

Gabriela  
Ward 1

**From:** Kelly & Bert Oucharek  
**Sent:** Friday, October 25, 2024 9:43 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Correspondence

Hello

Please include this correspondence regarding the temporary outdoor shelter in the next possible agenda.

Can you also advise when the next meeting is where this meeting will be addressed, where citizens can delegate.

Thank you  
Kelly Oucharek

### Outdoor Shelter Meeting

My name is Kelly, life long North End Resident, mom of 4.

We had hoped to dedicate a portion of the night to a Q&A, with our elected representatives, Councilors Cameron Kroetsch and Maureen Wilson, Mayor Andrea Horvath and city staff who authored the report, Grace Mater, Danielle Blake and Al Fletcher. As you can see, they are nowhere in sight, they were invited to share information and to listen to the community, they chose to do neither. Interpret that as you will; I see it as an unrelenting, blatant disregard for the personal experiences of the residents, particularly those who live closest to Barton/Tiffany. Instead of

coming to hear first-hand our lived experiences, all we got was another website to voice our concerns. We all can testify how effective the unsheltered email is. I hope that in 2 years' time, we remember this and elect change; and vote for someone who is willing to act on concerns of all citizens in their ward-not just those who are unhoused.

There may be some here who are comfortable with open drug use, criminality and what the encampment culture has introduced to our parks and neighborhoods and who are content with this project in their community. I ask is that you do not shame or minimize the experiences of those who don't. You don't know what their experiences have been, what they have witnessed nor how living near encampments for far too long has impacted them. Wanting a safe environment for ourselves, our families and our community does not make you unsympathetic to those who find themselves in unimaginable circumstances. I think you would be hard pressed to find anyone in this room who doesn't feel they deserve well thought out assistance.

I think the question most are asking is, is this location really the best the City of Hamilton could offer our most vulnerable population, a contaminated block of land across from a busy rail corridor, which also happens to be close to a school, student bus stops, businesses and residential neighborhoods. I believe they can do better.

This is not the first time the city has tried to ram a project of this magnitude down the throats of an unsuspecting Ward 2, without consultation. The scenarios are eerily familiar. Last year the city tried to designate another highly inappropriate spot for the HATS project, with no consideration for the impacts it would have on the surrounding community. This is no different than the Barton Tiffany project, not once did the city have the consideration to speak to residents most impacted. In fact, they have turned a deaf ear to the effects of the current Barton/Tiffany encampments for over 18 months. You may not know this, but the city went out of its way to investigate the impact that encampments have had on businesses by way of a survey, that was sent directly to the business community. It was a fair and sensible thing to do.

What wasn't fair, and definitely not sensible was that they did not extend the same courtesy to those who are directly impacted by encampments and the proposed outdoor shelter. I suspect they knew that once residents learned that a "low barrier" shelter means allowing those who actively use substances to roam the surrounding communities at night, they didn't want to hear the feedback. The report was forthright about prioritizing shelter for couples and people with pets; this information was in the body of the report; only two lines in the appendix was dedicated to the part about allowing drug use and not having a curfew. I think this was intentional.

I have lived within 4 block radius most of my life, affording me a unique opportunity to watch the North End blossom over the course of my adult life, to its current state of wilting and withering. Our ward, which had become a destination with a beautiful waterfront that all of Hamilton wanted to enjoy, has become an area people now actively avoid, it only took two short years for this current council to destroy many years of investment.

I am concerned for the city's lack of due process in regards to this. Due to the delay in releasing the report, the community was deprived of the opportunity to speak to council on the specifics. This is why we have built in this opportunity tonight, doing what the city should have done, prior to voting. You may not know that the city requires 48 hours- notice if you want to submit a pre-recorded speech or 24 hours-notice if you'd like to speak in-person or virtually. This report was released only 16 hours before, rendering residents unable to give any feedback, one might say this also was intentional. The timing was similar to the with the HATS project. Have no fear, the city clerk is making efforts to ensure change; under new policy, an item added late to the agenda will be bumped to the next meeting- but this does nothing to rectify our current circumstance.

Don't be fooled by the city's attempt to say these sheds will be an improvement on what is currently occurring at Barton Tiffany, Bayfront Park and parks in general. The current residents of Barton/Tiffany are trespassing and shouldn't be there in the first place. Central Park is a



completely non compliant area, most of Pier 4 is also. The current encampments you see at Bayfront are 100% non-compliant, either in location or form, the protocol has just not been enforced there. This mirrors what happened on Strachan St last year, when the area was commandeered by encampments, and the protocol wasn't enforced. We were told by our councilor to accept the HATS shed village as it would be a huge improvement to what its current state. The tents were cleared out after the HATS program agreed the site was unsuitable. As I understand it, the city's efforts to increase shelter beds, is so that the city can say there is enough shelter beds to remove tents from parks. Last week at a city meeting, Grace Mater was quoted as saying That's the desire for us, the reality is we know that when we talked about the impact on the protocol as we brought these increased shelter beds, the hope is that we will no longer need and have to have people sleeping in parks and allowing that, as we start to narrow options available, they take advantage of those shelter beds."

I will be honest, 4 months ago, I delegated in front of council, asking for them to consider sanctioned encampments, never in a million years did I

think they would try, yet again, to impose one on a residential neighborhood, knowing that other models the city has referenced are typically in light industrial areas. Our city owns a lot of land that would offer a buffer between the outdoor shelter and broader community. Last year, the city released a report on possible sanctioned sites and found several that met most or all the criteria, never once was Barton Tiffany mentioned. They were to be smaller, 25-50 residents, spread throughout the city, Confederation Park, Turner Park, Alexander Park, parking lot at Mohawk Sports Park to name a few. The vast expanse of some of these spaces also provides a larger buffer to adjacent homes. At a recent meeting, I heard ward 5 councilor Matt Francis, suggest that Barton and Tiffany would be a perfect spot for a sanctioned site because there were already encampments there-he conveniently left out the fact that the 16 acres of open space and parking lots of Confederation parks, was also home to encampments, RVs and people living out of their cars. I don't blame him though, he was advocating for his ward in the way we all wish our councilors would, but never will.

Submitted on Tue, 10/29/2024 - 12:19

Submitted by: Anonymous

Submitted values are:

**Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

**Requestor Information**

Requestor Information  
Andrew Selman

Preferred Pronoun  
he/him

Reason(s) for delegation request  
On-going encampment issues at Gage Park, the Delta Parkette, and the rail trail.

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
No

Submitted on Wed, 10/30/2024 - 09:39

Submitted by: Anonymous

Submitted values are:

### **Committee Requested**

Committee  
General Issues Committee

Will you be delegating in-person or virtually?  
In-person

Will you be delegating via a pre-recorded video?  
No

### **Requestor Information**

Requestor Information  
Andrea Nemtin  
Social Innovation Canada  
1 St. Clair Avenue East, Suite 300  
Toronto, Ontario. M4T2T5  
[andrea@sicanada.org](mailto:andrea@sicanada.org)

Preferred Pronoun  
she/her


Reason(s) for delegation request  
Invited by Justin Lewis at the City's Housing Secretariat to speak to the Hamilton Transit-Oriented Affordable Housing initiative and pilot fund. We understand this is an item or related to an item on the GIC agenda on November 20.

Will you be requesting funds from the City?  
No

Will you be submitting a formal presentation?  
Yes



**CITY OF HAMILTON**  
**PUBLIC WORKS DEPARTMENT**  
**Hamilton Water Division**

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	November 6, 2024
<b>SUBJECT/REPORT NO:</b>	City of Hamilton Watershed Action Plan (PW24069) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Justin Wilson (905) 546-2424 Ext. 5471 Tim Crowley (905) 546-2424 Ext. 5063
<b>SUBMITTED BY:</b>	Cari Vanderperk Director, Watershed Management Public Works Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That the City of Hamilton Watershed Action Plan, attached as Appendix “A” to Report PW24069 be approved as the guiding document for actions under the care and control of the City of Hamilton to improve the health of Hamilton Harbour and surrounding tributaries, and foster sustainable watershed management practices;
- (b) That the Engagement Summary Report, attached as Appendix “B” to Report PW24069, be received; and,
- (c) That the Implementation Strategy for the First Phase of Pending Actions, attached as Appendix “C” to Report PW24069, be received, and that implementation of actions requiring financial resources be referred to the 2025 and future Water, Wastewater, and Stormwater Rate Budget requests, as necessary.

### EXECUTIVE SUMMARY

The City of Hamilton Watershed Action Plan (Plan) attached as Appendix “A” to Report PW24069, is an important step in the City of Hamilton’s (City) ongoing efforts to restore and protect our watersheds. The Plan represents the City’s commitment to environmental stewardship, building upon the progress made through the Clean Harbour Program.

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**SUBJECT: City of Hamilton Watershed Action Plan (PW24069) (City Wide) - Page 2 of 7**

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The Plan is a framework to guide decisions and actions that protect, restore, and enhance natural resources, supporting healthy and resilient communities. It includes actions that focus on activities within the City's care and control. These actions aim to reduce pollutants like phosphorus and nitrogen from entering our waterbodies, improve stormwater management systems, promote green infrastructure, and foster community engagement in sustainable water management practices.

The Plan outlines the historical condition of Hamilton Harbour, the evolution in design standards, and the current status of the harbour, highlighting the need for concerted efforts to address non-point sources of pollution. It is informed by extensive engagement with internal City departments and external community partners, including Conservation Authorities, government agencies, non-governmental organizations, academic institutions, Indigenous peoples and communities, and the public. An Engagement Summary Report, attached as Appendix "B" to Report PW24069 summarizes all consultation activities that were completed as part of the development of the Plan.

The Plan includes 91 actions, 55 which are already in practice or underway and have established funding sources. The remaining 36 pending actions were prioritized based on a pre-established scoring matrix, developed with partners throughout the engagement process. An implementation strategy, including timelines, will subsequently be developed for each phase of the Plan. The Implementation Strategy for the First Phase of Pending Actions is attached as Appendix "C" to Report PW24069 that addresses 10 prioritized pending actions over the next three years. By implementing these actions, the City aims to improve the health of Hamilton Harbour, enhance natural habitats, and make it a safe and beautiful place of pride for the community.

To initiate all 36 pending actions, an estimated cost of \$40M has been detailed by the City's consultant, with a total of \$7.5M to be requested over the next three Water, Wastewater, and Stormwater Rate Budget cycles to implement the first phase of pending actions. The Project Team will also actively seek funding from higher levels of government including grants from federal and provincial partners. In addition, it is expected that part of the City's stormwater fee, starting in April 2026, will eventually act as the sustainable, fair, and equitable funding source for the projects identified in the Plan.

Staff from the Watershed Management section of the Public Works Department will oversee the administrative coordination of the Plan. This will include allocation of project funds, reporting on the progress of actions through coordination between City departments and reporting back to the General Issues Committee on a regular basis.

**Alternatives for Consideration – See Page 7**

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**SUBJECT: City of Hamilton Watershed Action Plan (PW24069) (City Wide) - Page 3 of 7**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Financial implications for the first phase of pending actions within the Plan are outlined in Appendix “C” to Report PW24069. A request for \$2.5M, under Project ID 5182368678, has been included in the 2025 Water, Wastewater, and Stormwater Rate Budget, with a total of \$7.5M to be requested over the next three budget cycles.

**Staffing:** There are no staffing implications with the recommendations of this report for 2025, but additional staffing resources may be required as prioritized actions are developed. Potential requests for additional staffing will come through future recommendation reports.

**Legal:** N/A

**HISTORICAL BACKGROUND**

The City has been a participant in the Hamilton Harbour Remedial Action Plan since its inception in 1985 and has implemented many projects that contribute to the Hamilton Harbour Remedial Action Plan objective: the formal delisting of Hamilton Harbour as a Canadian Area of Concern.

For many years, investments have been made by the City into reducing point-source pollution (pollution that comes from a single place, such as the effluent from a wastewater treatment plant) from entering into Hamilton Harbour through the Clean Harbour Program. Now for the first time in over 100 years, the Hamilton Harbour Remedial Action Plan has indicated that the main source of pollution in the harbour is from watershed runoff. Therefore, the City’s Clean Harbour Program will expand by identifying and guiding actions to address non-point-source pollution (pollution that comes from many places rather than a discrete source and is harder to identify) and will focus on activities that are within the care and control of the City.

On November 27, 2019, and December 11, 2019, Council amended Item 8 of the November 20, 2019, General Issues Committee Report 19-024 which outlined items related to the combined sewage discharge into Chedoke Creek as a result of the Main/King Combined Sewer Overflow tank gate failures. Motion item (m) detailed that the City re-commit to the water quality objectives of the Hamilton Harbour Remedial Action Plan. To support reaching these objectives, staff returned to a set of recommendations that were developed in 2016 through a collaborative Hamilton Harbour Remedial Action Plan process. The recommendations that were assigned to the City were used as a starting point for actions to develop the Plan. Engagement for the Plan began in 2022 when the City assembled a Liaison Committee consisting of partners from local organizations, internal City staff and all four

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**SUBJECT: City of Hamilton Watershed Action Plan (PW24069) (City Wide) - Page 4 of 7**

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Conservation Authorities, to develop the Plan based on recommendations from previous reports, studies and working groups. Further consultation with additional internal City departments and external community partners, government agencies, non-governmental organizations, academic institutions, and Indigenous peoples and communities, also identified new ideas and concepts for City specific non-point source watershed solutions to ensure the actions in the Plan have the greatest influence on improving watershed and harbour conditions.

The Plan is a long-term strategy to support the recovery of watersheds within the City and Hamilton Harbour. The completion of the proposed actions may take time to cause noticeable changes within the watersheds, as the environment is very complex and will need time to respond and improve. There has been over 150 years of human impact on our local watersheds and Hamilton Harbour, but with support from our partners and the implementation of the Plan, we will start to see improvement for the better.

The focus of the Plan fits directly within the 2022-2026 City Council priorities where Priority 1: Sustainable Economic and Ecological Development details an outcome (#4) where City green space and waterways are protected. The listed measures of success for this outcome are all captured within the Plan, including the increase in tree canopy coverage, creating an inventory of City natural assets, and the acceleration of the City's water strategy and delisting of Hamilton Harbour as an International Joint Commission Area of Concern.

Hamilton Harbour represents one of the largest natural features in the community that should be safe and accessible to all residents. Significant investments have been made by the City in recent years to enhance the City's harbourfront. Addressing non-point pollution watershed issues will further improve the status of health, safety, and image within the City and will help bring more residents and visitors back to the water. While benefits to recreation and habitat are drivers for continued efforts, there is a keen interest in successfully contributing to the formal delisting process that identifies Hamilton Harbour as a Canadian Area of Concern.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

The development of the Plan is not associated with any policy or legislative requirements. As implementation of actions from the Plan are initiated, there may be a review of internal operational policies across many City departments. Any change to operational policies associated with implementation of actions will be communicated to internal staff and, if required, through Communication Updates or Reports to Council.

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**SUBJECT: City of Hamilton Watershed Action Plan (PW24069) (City Wide) - Page 5 of 7**

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**RELEVANT CONSULTATION**

Partner and internal City staff engagement for the Plan began in 2022 when the City assembled a Liaison Committee, to develop the Plan based on recommendations from previous reports, studies and working groups. The Liaison Committee identified City specific non-point source actions that would have the greatest influence on improving watershed and harbour conditions. The resulting 36 pending actions were prioritized with a developed scoring matrix, based on a United States Environmental Protection Agency document called Prioritizing Wastewater and Stormwater Projects Using Stakeholder Input. The resulting scoring matrix evaluated the pending actions against three main criteria: environmental, economic, and social.

Following the General Issues Committee on June 28, 2023 (Report PW19008(u)), staff retained the consultation services of AECOM Canada Ltd. (the Consultant), to review and provide estimated cost analysis of the proposed actions of the Plan, complete a gap assessment, and to support ongoing partner and public engagement. A Communication Update was provided to the Mayor and Members of City Council on April 15, 2024 (HW.24.03), outlining the planned consultation strategy.

The City's Communications and Strategic Initiatives team supported the Plan with a communications strategy to ensure the public was kept informed. The Engage Hamilton platform was used to solicit public feedback. In addition to using this platform, a webpage, under the Clean Harbour Program, was also created to support ongoing communications. The webpage included a link to an ArcGIS story map to visually describe the current state of each watershed and how the actions from the Plan aim to address issues identified within those watersheds. To learn more please visit: [www.hamilton.ca/watershedactionplan](http://www.hamilton.ca/watershedactionplan). In addition to the webpage content, two virtual public meetings, four in-person pop-up booths, and a community survey were also conducted to inform the community, gather feedback, and ensure a wide range of perspectives were incorporated into the Plan.

A detailed Engagement Summary Report for the Plan is provided as Appendix "B" to Report PW24069. The Engagement Summary Report details the extensive engagement with internal City departments and external community partners, including Conservation Authorities, government agencies, non-governmental organizations, academic institutions, Indigenous peoples and communities, and the public. Staff from the Biodiversity Action Plan and the Climate Action Strategy were also consulted to ensure that there were no overlapping efforts or resource requests between the respective action plans. This collaborative approach helps to support the adoption of the Plan and strengthen partnerships, to ensure the long-term health of our watersheds.

**SUBJECT: City of Hamilton Watershed Action Plan (PW24069) (City Wide) - Page 6 of 7**

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**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

In consultation with the Liaison Committee, staff have identified next steps for the City to resource and implement the 36 pending actions under the Plan.

To ensure there is shared knowledge and co-ordination between all City departments involved, staff from the Watershed Management Section of the Public Works Department will create a Steering Committee. The members of the Steering Committee will include cross-departmental senior leadership staff that can provide supervision, remove barriers, and hold their areas accountable for the implementation of their respective actions for reporting. The Liaison Committee will also remain as a technical working group to review any Plan changes, and to provide a balance of perspectives, knowledge, and expertise. No additional resources are required to facilitate the Steering or Liaison Committees. The Implementation Strategy for the First Phase of Pending Actions, to be undertaken by various City departments, are outlined in Appendix “C” to Report PW24069. Staff from the respective City departments will collaborate and work to implement their actions within the Plan.

To initiate all 36 pending actions, an estimated cost of \$40M has been detailed by the Consultant. In some cases, this will cover the entire cost to implement a pending action, and in others it details the costs for investigative and study work required to inform detailed designs for large capital works. In order to initiate the first phase of pending actions identified in Appendix “C” to Report PW24069, a total of \$7.5M will be requested over the next three budget cycles. A request for \$2.5M has been included in the proposed 2025 Water, Wastewater, and Stormwater Rate Budget to begin the implementation of the first phase of pending actions.

The Project Team will also actively seek funding from higher levels of government including grants from federal and provincial partners, to support resourcing and expanding the City’s capacity to complete all recommended pending actions. In addition, it is expected that part of the City’s stormwater fee, starting in April 2026, will eventually act as the sustainable, fair, and equitable funding source for the projects identified in the Plan. Future resources required to implement, maintain, and report on projects and progress will be identified, as needed.

Just as nature is dynamic, the need to address change must also be dynamic. Opportunities or needs for additional work programs that are not outlined in the Plan may also arise, in response to certain pressures like development, regulatory, policy or climate changes. Reporting on the progress of actions to the General Issues Committee will be coordinated by the Watershed Management Section of the Public Works Department through the support of regular action lead touchpoints.

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**SUBJECT: City of Hamilton Watershed Action Plan (PW24069) (City Wide) - Page  
7 of 7**

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**ALTERNATIVES FOR CONSIDERATION**

Prioritize additional actions to be addressed immediately under the Plan. This alternative is not recommended as the work programs to implement the actions have been carefully considered by each City department, and additional actions may result in delays to the implementation of committed actions, or other work programs.

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Further financial implications for prioritized actions of the Plan would result. Additional funding for the newly added projects will need to be referred to the 2025 and future Water, Wastewater, and Stormwater Rate Budgets under Project ID 5182368678. The full impact to the 2025 and future Water, Wastewater, and Stormwater Rate Budget cycles will be dependent on the quantity and scope of the newly added actions.

**Staffing:** Staffing implications for prioritized actions of the Plan may result, with the full impact dependent on the quantity and scope of the newly added actions.

**Legal:** N/A

**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PW24069 –	City of Hamilton Watershed Action Plan (2024)
Appendix “B” to Report PW24069 –	Engagement Summary Report
Appendix “C” to Report PW24069 –	Implementation Strategy for the First Phase of Pending Actions



Hamilton



# City of Hamilton Watershed Action Plan

2024

**AECOM**

# Table of Contents

<b>Land Acknowledgement</b>	<b>3</b>
<b>1. Introduction</b>	<b>4</b>
1.1 Addressing Point-Source and Non-Point-Source Pollution	5
1.2 Watersheds in Hamilton	6
1.3 Community Partner Engagement and Public Outreach	8
1.4 Studies and Reports that Informed the Plan	11
<b>2. Vision, Goal and Objectives</b>	<b>15</b>
2.1 City of Hamilton Watershed Action Plan Vision and Goal	15
2.2 City of Hamilton Watershed Action Plan Objectives and Actions	15
<b>3. How We Got Here</b>	<b>20</b>
3.1 Historical Condition of Hamilton Harbour	20
3.2 Hamilton's Clean Harbour Program	24
3.3 Current Status of Cootes Paradise and Hamilton Harbour	31
3.4 Status of Hamilton Harbour's Beneficial Use Impairments	32
<b>4. How You Can Help</b>	<b>34</b>
4.1 Actions You Can Take at Home and Resources Available	34
<b>5. Conclusion</b>	<b>37</b>
<b>6. References</b>	<b>38</b>
<b>Appendix</b>	<b>39</b>
Appendix A. List of Recommended Actions	39



## Land Acknowledgement

The City of Hamilton is situated upon the traditional territories of the Erie, Neutral, Huron-Wendat, Haudenosaunee and Mississaugas. This land is covered by the Dish With One Spoon Wampum Belt Covenant, which was an agreement between the Haudenosaunee and Anishinaabek to share and care for the resources around the Great Lakes. We further acknowledge that this land is covered by the Between the Lakes Purchase, 1792, between the Crown and the Mississaugas of the Credit First Nation.

Today, the City of Hamilton is home to many Indigenous people from across Turtle Island (North America) and we recognize that we must do more to learn about the rich history of this land so that we can better understand our roles as residents, neighbours, partners and caretakers.

# 1. Introduction

The City of Hamilton Watershed Action Plan (Plan) will help to improve the health of watersheds within the City of Hamilton (City) and progress towards delisting Hamilton Harbour as an International Joint Commission Area of Concern.

For many years, investments have been made by the City into reducing point-source pollution in Hamilton Harbour through the Clean Harbour Program, which supports the Hamilton Harbour Remedial Action Plan. Now, the Clean Harbour Program will expand to include this Plan which will identify and guide work to address non-point-source pollution and will focus on activities that are within the care and control of the City.

The Plan is a strategic and collaborative effort to address the complex challenges facing watersheds within the City. It is informed by extensive engagement with internal City departments and external community partners, including Conservation Authorities, government agencies, non-governmental organizations, academic institutions, Indigenous peoples, and the public.

The Plan outlines the historical condition of Hamilton Harbour, the evolution in design standards, and the current status of the harbour, highlighting the need for concerted efforts to address non-point sources of pollution. It includes actions that are the City's responsibility that address one or more of the five objectives detailed in the Plan. More specifically, these actions will aim to reduce pollutants like phosphorus and nitrogen, improve stormwater management systems, promote green infrastructure, change policies, improve biodiversity, and foster community engagement in sustainable water management practices.

## What is a Watershed?

A watershed is an area of land that drains rainfall and snowmelt into streams and rivers which then flow into a larger body of water such as a lake or harbour. Healthy watersheds are important and beneficial to both humans and the environment. Healthy watersheds can improve water quality, control flooding, and increase biodiversity amongst many other benefits.

All watersheds in Hamilton drain into the Great Lakes, waterbodies that are essential to humans, as they contain a fifth of the world's fresh surface water supply and the largest freshwater ecosystem on Earth. The water quality and the Great Lakes' ecosystem health are assessed by the *State of the Great Lakes*. Overall, water quality of the Great Lakes is rated as "fair".



View of Hamilton Harbour from Sam Lawrence Park.  
PHOTO City of Hamilton

From this Plan, actions will be prioritized, a financial strategy developed, and timelines established. By implementing the recommended actions, the long-term goal is to enhance the health of Hamilton Harbour, local marshes, and surrounding tributaries, ensuring they support nature, recreation, and flood management while fostering a City that takes pride in its healthy waters.

# 1.1 Addressing Point-Source and Non-Point-Source Pollution

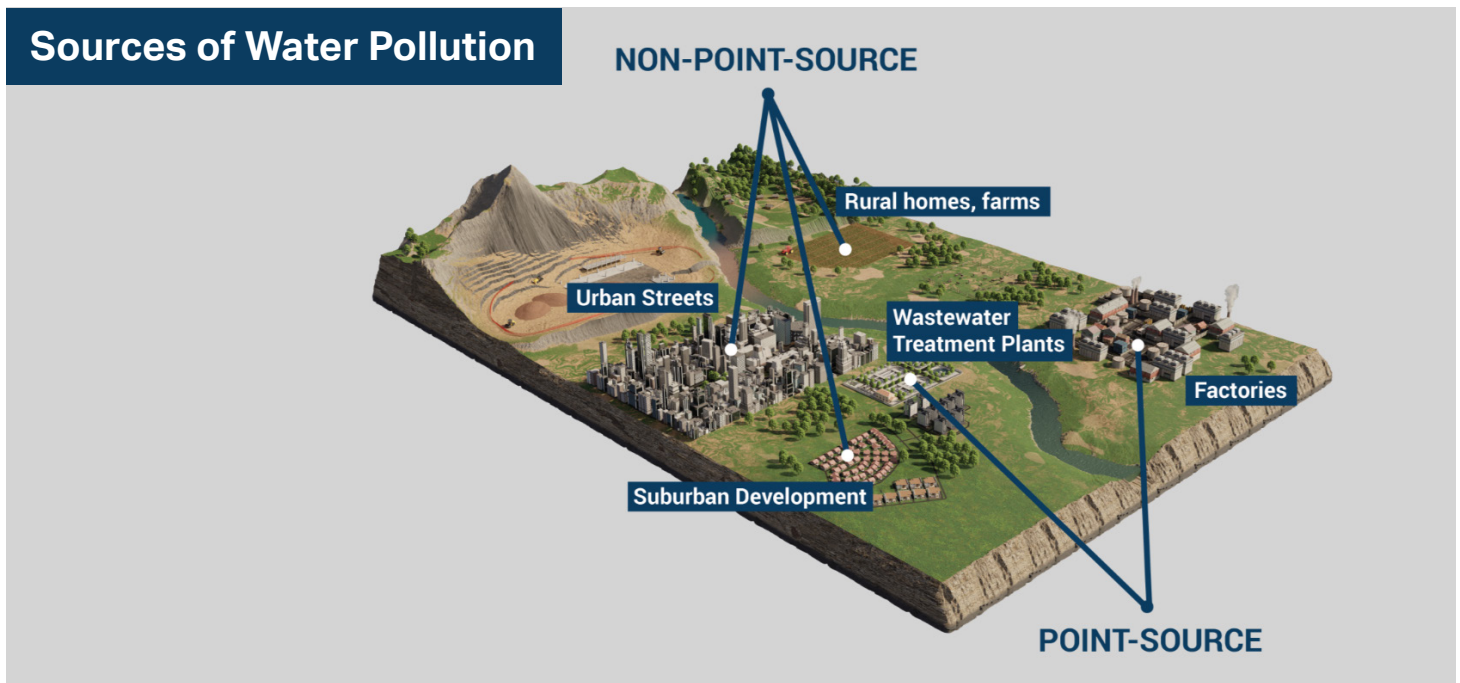
Point-source pollution refers to pollution that comes from a single, identifiable source. Many of the actions undertaken to date to improve water quality of watercourses within the City and Hamilton Harbour have been focused on point-sources of pollution, such as waste from industries and wastewater treatment plants. In fact, the City has made large investments and a number of important contributions to reducing and preventing point-source pollution within our waterways over the past 20 years through the Clean Harbour Program.

For the first time in 100 years, water quality in Hamilton Harbour is now most influenced by stormwater runoff or non-point-source pollution. One of the main reasons for this change is the addition of tertiary treatment at the Woodward Wastewater Treatment Plant in 2023.

Non-point-source pollution is harder to identify because it does not originate from a single,

discrete source but rather from many places. Non-point-sources of pollution can come from things like water that runs off urban streets, commercial parking lots, construction sites, or agricultural lands after a period of rain, picking up contaminants or soils as it flows into a nearby ditch or catch basin and ultimately into local watercourses, marshes and lakes.

The City of Hamilton Watershed Action Plan is the City's plan to address non-point-sources of pollution in Hamilton's watersheds. To determine where environmental actions would be most impactful, the City and its community partners have long-term monitoring programs to identify the waterways that are most degraded. This data will be supplemented by information from Conservation Authorities and other partners to drive pollutant hot-spot identification and help ensure that the Plan's actions are implemented in the most effective way possible.



Point and Non-Point-sources of Pollution



## 1.2 Watersheds in Hamilton

Hamilton covers a large geographical area and contains many watersheds and sub watersheds. These watersheds are shared between several municipalities and are regulated by local Conservation Authorities, specifically Conservation Halton, the Hamilton Conservation Authority, the Niagara Peninsula Conservation Authority and the Grand River Conservation Authority.

The watercourses that flow through the City and drain to Cootes Paradise, Hamilton Harbour, directly into Lake Ontario, and to Lake Erie, have been found to have varying levels of surface water quality, with numerous watersheds ranking as very poor or poor, according to the 2023 Watershed Report Card evaluation developed by Conservation Ontario. With respect to Cootes Paradise and Hamilton Harbour specifically, the Chedoke Creek and Red Hill Creek subwatersheds have been determined to be the most impacted in terms of water quality.



Algal Bloom at Bayfront Park. PHOTO City of Hamilton

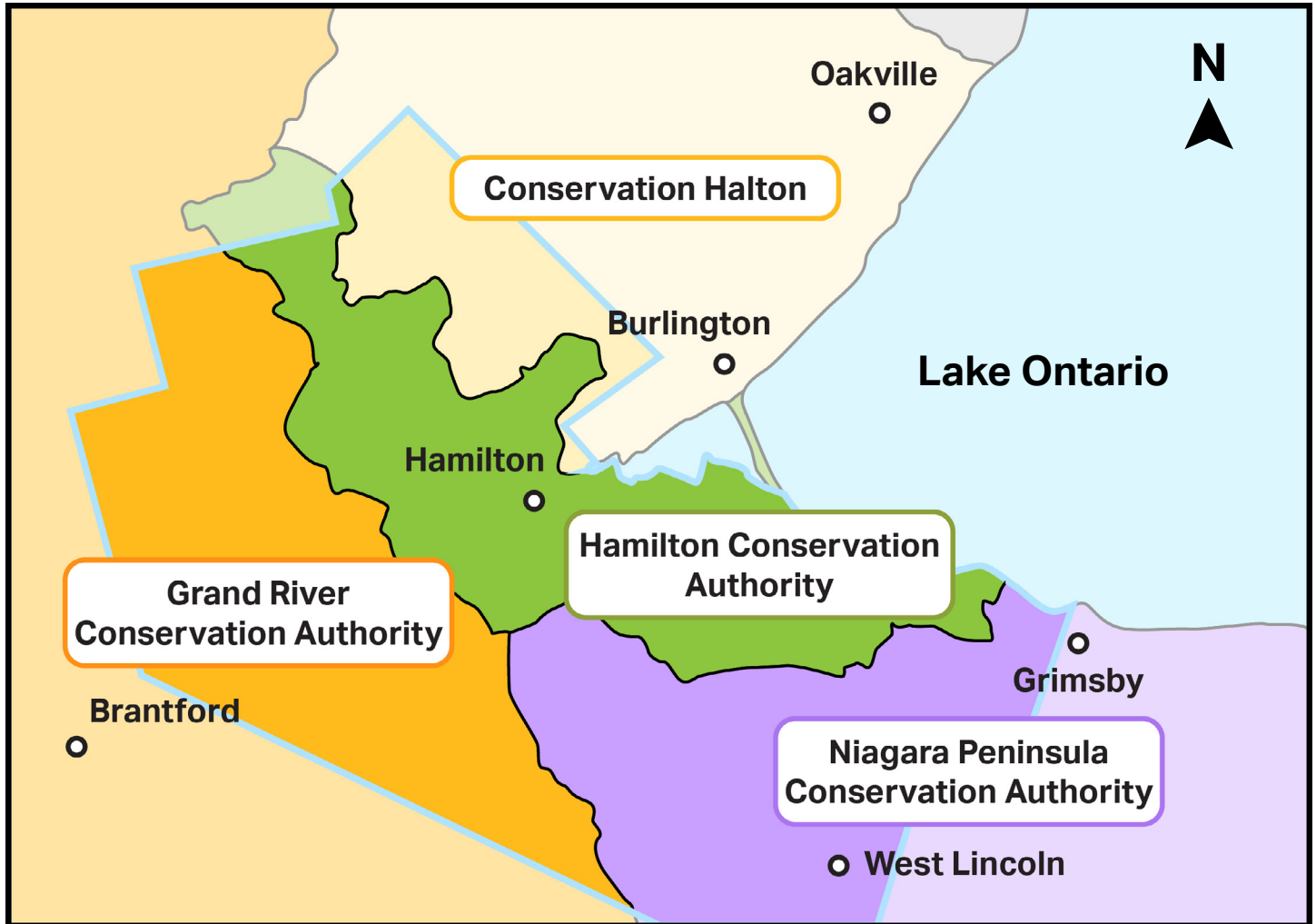
### What is a Watershed Action Plan?

A Watershed Action Plan is a framework to guide decisions and actions to protect, restore and enhance natural resources to support healthy and resilient communities.

### What's the difference between the City's Watershed Action Plan and the Conservation Authorities' watershed-based resource management strategy?

The City can enhance its environmental stewardship by tackling issues that are contributing to environmental impact, as a result of the City's policies, operation and maintenance practices, or capital projects. The Plan focuses on the localized area within the boundaries of the municipality, considering the unique characteristics and challenges of this local watershed.

The Conservation Authority resource management strategy is mandated by provincial legislation to ensure that programs and services address watershed-wide issues. This holistic approach considers the interconnectedness of the entire watershed and mainly focuses on broader initiatives like flood management, and erosion control.



Conservation Authorities within the City of Hamilton Boundary

## What is surface water quality?

Surface water quality refers to the condition of water found in lakes and rivers. It is assessed based on various chemical (e.g., nutrients, metals and pollutants), physical (e.g., temperature and suspended solids) and biological parameters (e.g., E. coli and algae) to determine its suitability for different uses,

such as drinking, recreational activities and supporting aquatic life.

The City monitors water quality through the [Surface Water Quality Program](#) to better understand and mitigate City infrastructure impacts on receiving waters.



Spencer Creek. PHOTO Royal Botanical Gardens

## 1.3 Community Partner Engagement and Public Outreach

### 1.3.1 Community Partners

Collaboration is an important part of the Hamilton Harbour remediation efforts, and this Plan is informed by extensive engagement with a variety of internal City departments and external community partners. Since 2022, a Liaison Committee has served as a forum for collaboration between the City and partners involved in the protection of the local watershed, including Hamilton Harbour, marshes and surrounding tributaries. Members of the Liaison Committee provided input and recommendations to support the development

of the Plan. This included identifying actions, the evaluation methodology, and informing the public engagement process. One-on-one meetings with other community partners provided a platform for in-depth discussions, allowing for a diverse range of feedback that was important to informing the Plan's actions.

## Community Partners

### City of Hamilton Departments

Public Works

Planning and Economic  
Development

Healthy and Safe  
Communities

### Bay Area Restoration Council

### Hamilton Harbour Remedial Action Plan

### Non-Governmental Organizations

Environment Hamilton

Green Venture

### Conservation Authorities

Hamilton Conservation  
Authority

Conservation Halton

Niagara Peninsula  
Conservation Authority

Grand River  
Conservation Authority

### Government Agencies

Environment and  
Climate Change  
Canada

Ministry of the  
Environment,  
Conservation and  
Parks

Ontario Ministry of  
Transportation

Fisheries and Oceans  
Canada

### Indigenous Peoples and Communities

Six Nations of the  
Grand River

Mississaugas of the  
Credit First Nation

Members of the urban  
Indigenous community

### Academic Institutions

McMaster University

Redeemer University

Mohawk College

## 1.3.2 Public Engagement

Public input was an important factor in developing the City of Hamilton Watershed Action Plan. During the engagement phase in the spring and summer of 2024, the City collected insights from the public through virtual meetings, participation in local events and a City-wide online survey. This input helped the City understand the community’s priorities and align the proposed actions with the community’s interests. This helps to ensure that the Plan addresses public needs and concerns about Hamilton Harbour and our watersheds.

### What We Heard (Key Survey Results)

**97% of survey respondents feel that Hamilton Harbour, our waterbodies and natural environment are either very important or important.**

Priority concerns, issues and actions based on survey responses are presented below. They are ranked from highest to lowest.

<p><b>Community concerns about Hamilton Harbour, our waterbodies and natural environment:</b></p>	<p><b>Water <b>quality</b> issues that should be addressed</b></p>
<ol style="list-style-type: none"> <li>1. Water quality (e.g., pollution or algal blooms)</li> <li>2. Loss of wildlife habitat (e.g., terrestrial and aquatic)</li> <li>3. Water quantity (e.g., flooding or erosion)</li> <li>4. Access to recreation</li> </ol>	<ol style="list-style-type: none"> <li>1. Combined sewer overflows</li> <li>2. Runoff from roads (e.g., oil, sand, salt)</li> <li>3. Runoff from land surface (e.g., soil, fertilizer, pesticides)</li> <li>4. Algal blooms</li> <li>5. Debris or litter</li> </ol>
<p><b>Water <b>quantity</b> issues that should be addressed</b></p>	<p><b>Actions that the City of Hamilton should take to help improve and protect Hamilton Harbour, our waterbodies and natural environment</b></p>
<ol style="list-style-type: none"> <li>1. Lack of stormwater absorption methods</li> <li>2. Lack of stormwater control policies</li> <li>3. Shoreline erosion</li> <li>4. Flooding</li> </ol>	<ol style="list-style-type: none"> <li>1. Enhancing green infrastructure</li> <li>2. Strengthening pollution control regulations</li> <li>3. Supporting habitat restoration projects</li> <li>4. Making changes to City practices</li> <li>5. Educating the community about rural and urban stormwater and its impacts to the overall health of watersheds</li> </ol>

## 1.4 Studies and Reports that Informed the Plan

The actions and recommendations outlined in the Plan are informed by task groups, multiple related studies and reports, as described below. Additional actions, not included in existing studies were solicited from internal and external partners. Just as nature is dynamic, our planning and action must also be dynamic. The need or opportunity for additional actions that are currently not outlined in the Plan may arise in response to pressures like development, regulatory, policy, climate and technological changes. Consequently, measures have been enacted to support continual adaptation as implementation of the Plan unfolds. Of the identified actions to date, some require funding and Council approval (Appendix A Table 1) and some are already funded as they have received approval (Appendix A Table 2).

To support the change in impact from point-source to non-point-source pollution, three (3) task groups were established by the Hamilton Harbour Remedial Action Plan (HHRAP) in 2014, as outlined in sections 1.4.1 to 1.4.3 below. Each task group focused on a different source of pollution and consisted of multiple community partners including representation from the Conservation Authorities and federal, provincial and municipal governments. The task groups outlined recommendations for each community partner to implement, including the City, to support tackling impacts from stormwater runoff.

### 1.4.1 Urban Runoff Report and Recommendations (2016, Updated 2020)

The task group provided recommendations to transition to Low Impact Development (LID) techniques to improve water quality, including updating manuals, expanding training, and implementing LID practices in urban

planning and construction. There were also recommendations for managing stormwater on private properties, including maintenance and incentive programs for LID adoption.

### 1.4.2 Rural Runoff Task Group Recommendations (2017)

The task group focused on rural runoff contributing to the eutrophication, particularly focusing on phosphorus (often associated with fertilizer) and sediment levels. Recommendations targeted initiatives in the Spencer Creek and Grindstone Creek watersheds and included monitoring, identifying high-contributing areas, and engaging with landowners for stewardship projects. Overall, the recommendations emphasized the need

for collaborative efforts between various community partners to reduce phosphorus and sediment runoff from rural land uses.

### 1.4.3 Erosion and Sediment Control on Active Construction Sites Task Group Recommendations (2016)

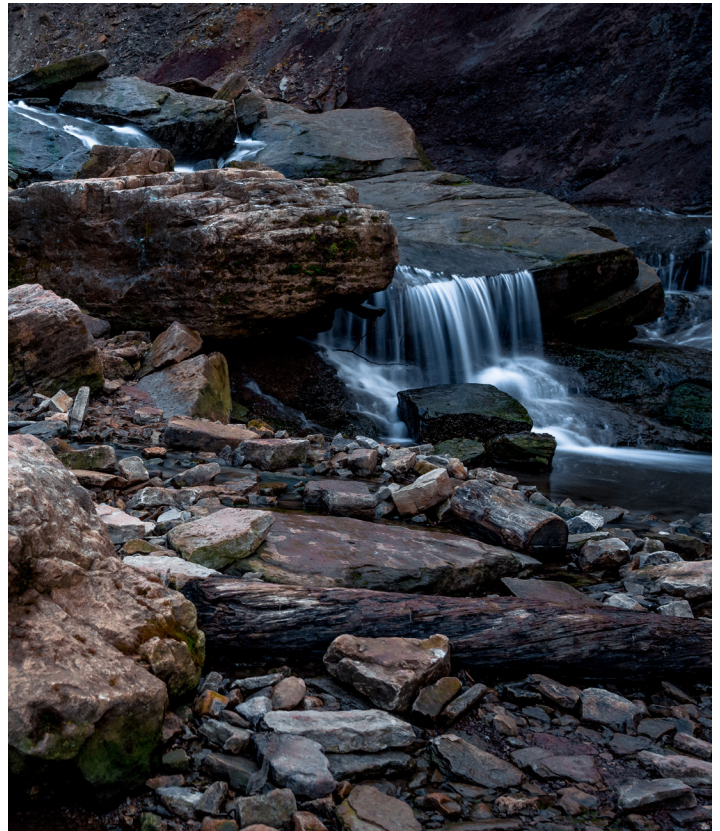


Sediment Control Fencing. PHOTO City of Hamilton

The task group outlined recommendations for improving erosion and sediment control (ESC) practices during construction, emphasizing education and training in ESC, fostering collaboration among municipalities, Conservation Authorities, and other community partners, and ensuring compliance with ESC measures. By continuously improving ESC practices at construction sites, the Plan aims to mitigate the impact of stormwater runoff on water quality to achieve lasting positive outcomes for the environment and the community.

### 1.4.4 Chedoke Creek Water Quality Improvement Framework Study (2021)

The study outlines a framework for improving water quality in Chedoke Creek following the 2014-2018 combined sewer discharge event from the Main-King combined sewer overflow tank. It covers historical issues related to water quality and conditions during the discharge event. The study objectives aim to consolidate existing information and recommend solutions for water quality improvements. These objectives focus on non-point-sources, point-sources, and the creek itself. The framework also establishes management objectives, including visions for Chedoke Creek and Cootes Paradise, along with performance indicators for monitoring progress. Additionally, the document considers a range of preventative, mitigative, and restorative solutions, prioritizing them based on their potential effectiveness in meeting the project goals. Many recommendations from the study have been expanded City-wide as there are common issues in many urban watercourses across the City.



Chedoke Falls in Hamilton. STOCK PHOTO



Mouth of Chedoke Creek within Cootes Paradise. PHOTO City of Hamilton.

### 1.4.5 Grindstone Creek Watershed- Natural Asset Management (2022)

The comprehensive report on the Grindstone Creek Watershed Natural Assets Management Project, by the Natural Asset Initiative, details an initiative to enhance municipal infrastructure through the valuation and management of natural assets. The report outlines the project's goals, such as sustainable service delivery and climate-resilient infrastructure and acknowledges financial support from various organizations. It emphasizes the importance of natural assets in providing essential services and the need for their inclusion in financial

planning and asset management programs. The report also discusses the local context, including geographical features, land uses, and risks related to the watershed. It highlights the project's outcomes, like the development of an interactive natural asset inventory and modelling to assess flood reduction roles. Finally, it offers recommendations for policy review, collaborative watershed management, and continuous improvement in natural asset management practices.

### 1.4.6 Hamilton Flooding and Drainage Improvement Framework (2022)

This framework outlines a comprehensive strategy to manage and enhance the City's combined sewer system. Initiated in summer 2021, the framework aims to address flooding and drainage issues by developing a long-term strategy. Key objectives include understanding the sewer system's configuration, identifying contributors to flooding, and prioritizing solutions. The vision is to create a robust wastewater and stormwater collection system that minimizes flooding, enhances public safety, and adapts to climate change. The approach involves short-term conveyance improvements and storage infrastructure, alongside a long-

term strategy for managed sewer separation. The implementation plan spans from 2022 to 2032, with a preliminary budget of over \$1 billion. This foundational document sets the stage for future actions to improve resilience against flooding and environmental outcomes in the City. Most of the recommendations in this report are point-source projects such as the elimination of combined sewers. As such, many of the recommendations from this report have not been brought into the Plan's action list but will be addressed through other City initiatives.



## 1.4.7 Hamilton's Climate Change Action Strategy (2022)

The Hamilton Climate Change Action Strategy (HCCAS) outlines a series of actions, prioritized as short-term, medium-term, and long-term, to mitigate climate risks and adapt to changing conditions. These actions involve community engagement, infrastructure resilience, and public health measures. City teams leading the Climate Change Action Strategy and this Plan will continue to collaborate to ensure that resources are used efficiently, and efforts are aligned towards common goals.



Cootes Paradise. PHOTO AECOM

## 1.4.8 Hamilton Biodiversity Action Plan (2023)

The Hamilton Biodiversity Action Plan (BAP) was created in April 2023 and serves as a multi-community partner strategy to protect and enhance the natural environment for future generations. The BAP includes actions related to policy, regulatory programs, and on-the-ground initiatives across various organizations. The BAP aims to protect biodiversity, explore and learn about it through partnerships, connect policies and processes to support biodiversity, and restore it through stewardship activities. Key Priority #6 from the BAP is directly related

to this Plan, it states "Enhance local aquatic habitats through sustainable stormwater management practices and restoration of degraded watercourses, waterbodies, and wetlands." There are numerous actions related to this priority, many of which are already funded or on the Plan's list of pending actions and the respective City teams will continue to collaborate to achieve the shared priorities.



Spencer Creek in Webster Falls Conservation Area. STOCK PHOTO

## 2. Vision, Goal and Objectives

### 2.1 City of Hamilton Watershed Action Plan Vision and Goal

**Vision:** Helping Hamilton become a City that is proud of its healthy waters that support nature, recreation, and flood management, and realized through the City's commitment to environmental stewardship.

**Goal:** With the support of community partners, the City will plan and implement targeted actions that address non-point-sources of pollution and will contribute to the health of Hamilton Harbour, marshes and surrounding tributaries, enhance public engagement, and foster sustainable watershed management practices.

### 2.2 City of Hamilton Watershed Action Plan Objectives and Actions

To achieve the Plan's vision and goal, the City will work towards addressing five objectives by implementing associated actions. These actions were developed through the HHRAP, reports completed by the City and through partner engagement (see Sections 1.1 and 1.4) and are grouped into three main categories:

Capital/Study

Operations and  
Maintenance

Policy/ Program

The actions were further split into pending actions (meaning those that need resources; Appendix A Table 1) and funded actions (meaning those that have the necessary resources; Appendix A Table 2). The City will implement the pending actions based on their potential impact and the availability of resources. The impact was determined through the support of the Liaison Committee and an evaluation matrix that assessed the environmental, economic and social impact of each pending action. The length of time that a pending action will take to implement once prioritized has been divided into three categories:

<p><b>Short term:</b> Actions that can be implemented in 1-3 years</p>	<p><b>Medium term:</b> Actions that can be implemented in 3-6 years</p>	<p><b>Long term:</b> Actions that can be implemented within 6+ years</p>
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Each action addresses one or more of the five objectives of the Plan, as described below.

 **Objective 1: Pollution Reduction**

- Implement effective strategies to significantly reduce non-point-source pollution entering watercourses, marshes, and Hamilton Harbour.
- Prioritize actions that address critical pollutants such as phosphorus and nitrogen, sediment, and contaminants from urban runoff and agricultural activities.

Task Groups from the Hamilton Harbour Remedial Action Plan have detailed that for the first time in 100 years that the quality of water in Hamilton Harbour is most impacted by non-point-source pollution issues, specifically watershed runoff. No longer is the harbour water quality most determined by industrial or domestic wastewater inputs. For this reason, one of the City’s key objectives is to support non-point-source pollution reduction to continue improving water quality within the City and in Hamilton Harbour.

**Examples of Related Actions:**

- **Review the inventory of watercourse erosion sites and prioritize remedial action:** Prioritize sites based on the risk

to natural ecosystems, including water quality degradation, loss of riparian habitat (the transitional area between aquatic and dry habitats) and sedimentation impacts downstream.

- **Desjardins Canal sediment investigation:** Investigate the Desjardins Canal near the Dundas Wastewater Treatment Plant outlet and review options for reducing the amount of phosphorus entering the waterbody and moving downstream into Cootes Paradise. This requires sediment investigations to study the nutrient pooling (a process called “eutrophication”) in the waterbody.



Deposition Site from Erosion in Sydenham Creek. PHOTO City of Hamilton

## Objective 2: Infrastructure & Operational Improvements

- Upgrade and enhance stormwater management systems to handle current and projected future conditions under changing climate scenarios.
- Promote and facilitate the adoption of green infrastructure and low impact development practices in urban planning and development.

The City is looking internally at the various operations and infrastructure that are currently under its management. The City would like to be a leader in improving processes that impact the watershed. Improved stormwater management and roadway maintenance and focusing on areas that are the most impacted would support a healthier watershed and Hamilton Harbour.

### Examples of Related Actions:

- **Enhanced salt management:** Strengthen the salt management plan by enhancing the water quality lens when applying salt across City infrastructure. This will reduce pollutants, most notably chloride, entering watersheds within the City.
- **Enhanced snow management:** Strengthen the snow management plan by enhancing the water quality lens when managing snow across the City. This will include reviewing existing and potential snow disposal sites to ensure that measures are in place to limit the impacts of snow with high salt amounts from degrading urban waterways. This will benefit watersheds by reducing urban pollutants, particularly chlorides, that are transferred through snow as urban runoff.
- **Catch basin cleaning program:** Strengthening the catch basin program with the use of improved sediment capturing technologies and / or increased cleaning frequencies in critical areas will support healthier watersheds.



Delsey Stormwater Management Pond. PHOTO City of Hamilton

### Objective 3: Education & Outreach

- Launch targeted educational and outreach programs aimed at increasing public awareness of watershed issues and the importance of sustainable water management.
- Provide resources and support for community-led initiatives that contribute to watershed health.

An improved watershed and harbour will only be achieved by an entire community contributing to its success. The City is and will continue to look at its practices specifically, but the ultimate vision will only be achieved by having a community that is educated and aligned with the same goals of improving watershed health. The City will look to educate the community on practices that residents can complete at home to further support the natural environment.

#### Examples of Related Actions:

- **Share remedial actions and best management practices most effective in reducing phosphorus and sediment runoff:** Conservation Authorities have outreach and restoration teams to support agricultural landowners protecting creeks, wetlands, floodplains and other natural features on their property. The City will aim to support these programs by enhancing program outreach, increasing program funding or by improving incentives.
- **Outreach and education programs for stormwater stewardship initiative:** The City will launch a public stormwater education campaign that aims to increase community understanding of the City's stormwater infrastructure, including understanding of its operation and maintenance practices. The City wants the public to have an understanding of how proper stormwater management can mitigate environmental impacts. This education campaign aims to foster positive behavioural changes that will benefit the environment.



Hamilton Open Streets Pop-up Booth. PHOTO AECOM



Carlisle Optimist Club Annual Duck Dash Pop-up booth. PHOTO City of Hamilton



Canada Day at Bayfront Park Pop-up Booth. PHOTO City of Hamilton

## Objective 4: Regulatory & Policy Development

- Review and enhance local regulations and policies to support effective watershed management, ensuring alignment with provincial and federal environmental standards.
- Develop incentives for private and commercial landowners to implement practices that contribute to watershed health.

The City will continue to update regulations and policies to ensure that they are effective at environmental protection. These updates need to be enhanced for both private and public infrastructure, so there is the greatest benefit to the watershed. Additionally, new incentives will be promoted to support the addition of stormwater management solutions on private property.

### Examples of Related Actions:

- **City stormwater rate:** The City is creating a municipal financial model for stormwater management based on an equitable rate structure. This will serve as a stable funding source for the City's stormwater management program.
- **Inspection of private stormwater management facilities:** The City will develop and implement a business case for a stormwater monitoring and enforcement program.
- **Review policies to protect existing natural assets:** Future land use change needs to consider the protection of natural assets. For example, replacing natural assets with residential or commercial land needs to consider the costs and the impact of developing new stormwater controls. Efforts should also be made to maintain existing natural assets where possible. As a general rule, it is more cost-effective to protect what already exists, than to attempt rehabilitation efforts later.

## Objective 5: Biodiversity and Habitat Enhancement

- Identify and implement projects that protect and restore natural habitats within the watershed, focusing on biodiversity conservation.
- Collaborate with Conservation Authorities and environmental organizations to integrate biodiversity goals into all aspects of watershed management.

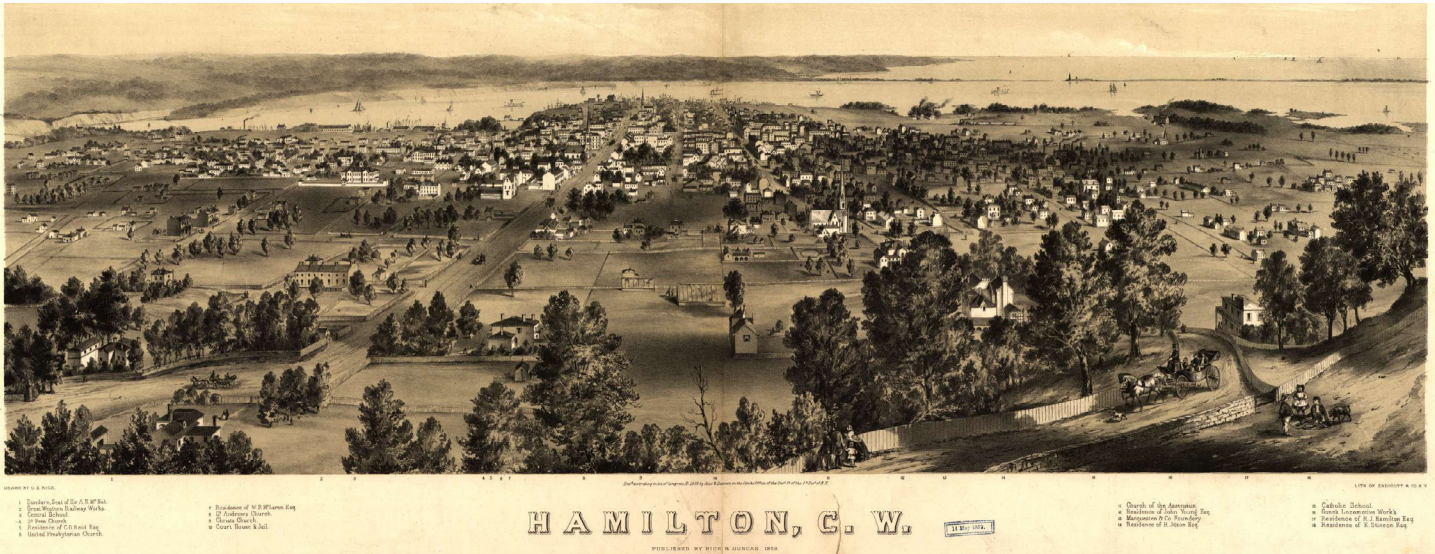
With the support from Hamilton's Biodiversity Action Plan and Hamilton's Climate Change Action Strategy, the Watershed Action Plan will aim to improve biodiversity and habitat within the City's watersheds and the Hamilton Harbour. Initially, the City is planning on completing an inventory of what natural assets are currently within the City and then determine strategies to protect, enhance and support more of these assets.

### Examples of Related Actions:

- **Increase urban canopy cover:** Investigate opportunities to increase tree canopy cover in streets, school yards, parks, and in other locations across the City.
- **Improved integration of natural asset management into overall asset management practices:** Implement a natural asset management plan that develops a strategy around mapping, evaluating ecological and economical value, conducting condition assessments and long-term asset monitoring. The City's natural assets should be supported similarly to how it supports its built assets.

# 3. How We Got Here

## 3.1 Historical Condition of Hamilton Harbour



Hamilton, 1859 (Drawn. by C. S. Rice. Published by Rice & Duncan, n.d.)

Hamilton Harbour is located at the western end of Lake Ontario. It is a 2,150 hectare (ha) embayment with a watershed of approximately 500 km<sup>2</sup> (Hamilton Harbour Remedial Action Plan, 1992). The watershed can be broken down into three sub-watersheds; Grindstone Creek, Spencer Creek, and the Red Hill Creek watershed. Spencer Creek watershed enters through Cootes Paradise by a narrow channel formerly excavated for the Desjardins Canal, while Grindstone Creek and Red Hill Creek watersheds mainly discharge directly into Hamilton Harbour.

Originally, the harbour had a regular outflow channel maintained by all the inflowing watersheds at the north end of Burlington Beach. However, the channel would temporarily close due to storm wave action and in 1823 a canal was cut through the beach strip to permanently open the harbour to shipping (Cultural Landmarks of Hamilton-Wentworth, n.d.).

Hamilton Harbour is a

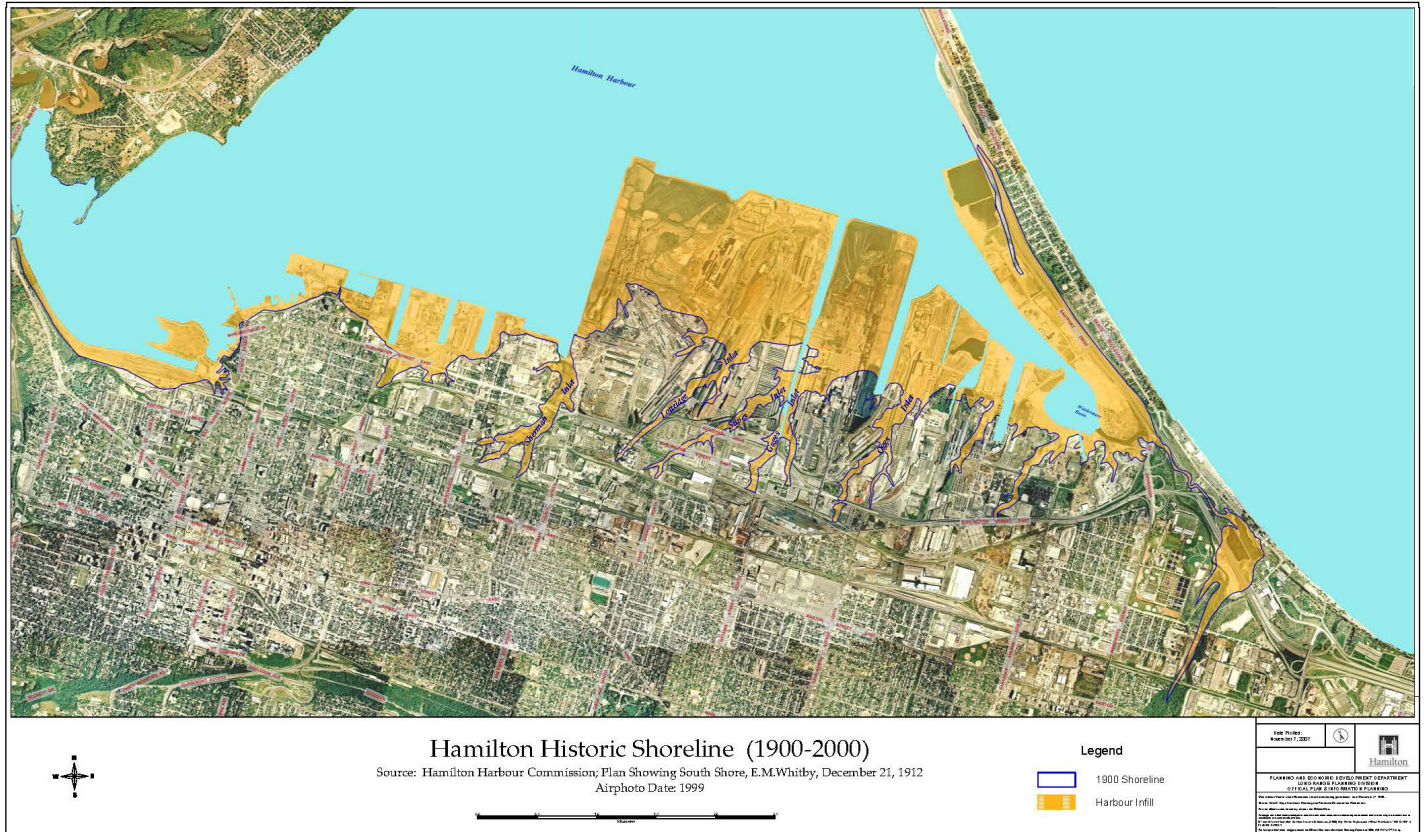
**2,150** ha  
embayment.

The watershed  
flowing into  
Hamilton Harbour

is **500** km<sup>2</sup>.  
It is home to  
approximately  
600,000 people.

Hamilton Harbour has  
been impacted by over

**100** years  
of heavy industrial and  
urban development.



### Hamilton Historic Shoreline 1900-2000 (Paola, 1997)

Since there is only a small drain through the Burlington Ship Canal, water exchange to the deep open waters of Lake Ontario is limited. This makes the harbour more vulnerable to inputs of nutrients and contaminants. Another feature that impacts water quality is that approximately half of the flow into the harbour enters from three wastewater treatment facilities, the Woodward Wastewater Treatment Plant, the Dundas Wastewater Treatment Plant, and the Burlington Skyway Wastewater Treatment Plant. The other half is contributions from the watershed.

Before 1900, the harbour was a thriving wetland and fishery and a flourishing natural environment, but in the twentieth century it supported the largest concentration of heavy industry in Canada (Knox 2000). To concentrate and expand industry in this area, from 1930s to 1960s extensive infilling occurred of channels and wetlands, leaving only Cootes Paradise and Grindstone

Creek marshes mainly untouched. The infilling disrupted natural habitat for plants, birds, fish, and other animals. In the 1950s, Hamilton Harbour was deemed unfit for recreational use by City officials with public access and viewing of the harbour mainly blocked by fences. By 1965, there were 200,000 pounds of contaminants being dumped daily (OWRC 1964). Industrial practices along the southern shore led to the accumulation of harmful substances including PCBs (polychlorinated biphenyls), PAHs (polycyclic aromatic hydrocarbons), heavy metals (iron, zinc, and lead) and pesticides like DDT (dichlorodiphenyltrichloroethane). Exposure to these substances led to tumours, deformities, and reproductive issues in fish and wildlife. The pollution issues also impacted harbour sediment with areas being identified as the worst coal-tar contaminated site in Canada and labeled as hazardous waste.



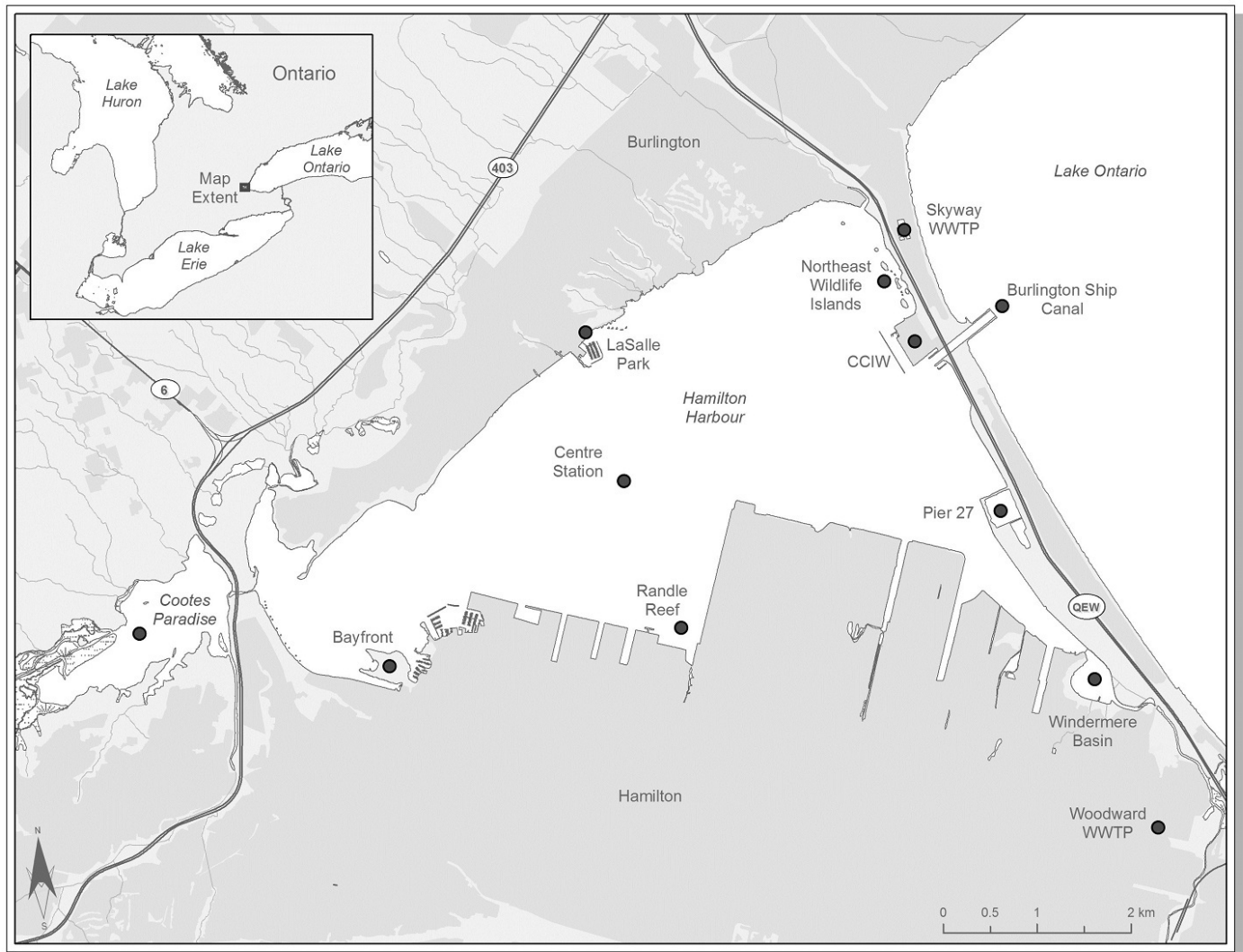


Industrial Effluent in Hamilton Harbour. PHOTO Chris McLaughlin - Bay Area Restoration Council

Due to expanding urban growth, Hamilton Harbour also faced increased domestic pollution pressure that deteriorated water quality, habitat, and degraded fish and wildlife populations. Without a safe process to dispose of sewage, private drinking water wells became contaminated, and a cholera outbreak occurred in 1854. This led to the creation of sewers that directed raw sewage directly into the Harbour until 1897 when the first sewage disposal plant was commissioned. Then in the 1950s, while the City was still lagging in sewage treatment capabilities, plans advanced to create the Woodward Avenue Wastewater Treatment Plant, a fully centralized facility with primary treatment and digestion of solids. During this same time period, construction of separated sewage and storm sewers began. No longer were combined



Citizen Overlooking Contaminated Harbour. PHOTO Chris McLaughlin - Bay Area Restoration Council



Hamilton Harbour showing the Burlington Ship Canal (A. Doolittle, 2014.)

systems, where sewage and rainwater enter the same pipe, accepted as a building practice. Many older cities in Canada are still dealing with the environmental impact of overflows from 100 years of combined system construction. The Woodward plant was completed in 1964 and biological secondary treatment was later added in 1972. In 2008, the City embarked on an ambitious mission to enhance the Woodward Treatment Plant to improve the health of the harbour and in 2023, a tertiary treatment facility was completed.

In 1985, the Hamilton Harbour was formally designated by the International Joint Commission as an Area of Concern in the Great Lakes Water Quality Agreement between the United States and Canada due to the long-term effects of discharges of industrial and municipal wastewater to the harbour and its tributaries, uncontrolled urban and rural stormwater runoff, and combined storm sewer/sanitary sewer system overflows. The listing of the Harbour as an Area of Concern, led to the creation of the Hamilton Harbour Remedial Action Plan to support a path to recovery.

## 3.2 Hamilton's Clean Harbour Program

Restoring the harbour and Cootes Paradise's health is a big job. The City of Hamilton has been a participant in the **Hamilton Harbour Remedial Action Plan (HHRAP)** since its inception in 1992 and has implemented many projects in the decades since that contribute to its objective: the formal delisting of Hamilton Harbour as a Canadian Area of Concern. The Area of Concern includes the inlets of tributaries, Hamilton Harbour and the two large river mouth marshes of Cootes Paradise and Grindstone Marsh. The City developed the Clean Harbour Program in 2004, which included projects to support the objectives of the HHRAP and many years of work and investment have been allocated to reducing point-sources of pollution. The projects completed include:

- Construction of nine (9) Combined Sewer Overflow (CSO) tanks over 30 years (some of which were constructed prior to the Clean Harbour Program);
- Sewer lateral cross connection investigations and repairs;
- Primary treatment expansion at the Woodward Wastewater Treatment Plant;
- Addition of tertiary treatment at the Woodward Wastewater Treatment Plant;
- Real-time control of key wastewater collection system regulators;
- Decommissioning the Waterdown Wastewater Treatment Plant;
- Windermere Basin Restoration;
- Financial contribution to the Randle Reef Engineered Containment Facility; and
- Implementation of the Surface Water Quality Program



View of Princess Point in Cootes Paradise. PHOTO City of Hamilton

The City's largest most impactful investments in the HHRAP have been the result of forward-looking decisions by Hamilton's City Council via the Clean Harbour Program. Hamilton's Clean Harbour Program is the conduit for most of these investments. The more than \$530 million invested to Clean Harbour projects support water quality and natural habitat in the harbour by delivering new or improved infrastructure projects, often through funding partnerships that involve all three levels of government. The Clean Harbour Program's projects also enhance municipal services to local residents and businesses by, for example, reducing flood

risk, helping to secure drinking water quality and creating new public spaces. Details of some of the more notable projects have been provided below.



Heron in Cootes Paradise. PHOTO City of Hamilton

## 3.2.1 Combined Sewer Overflow Tanks

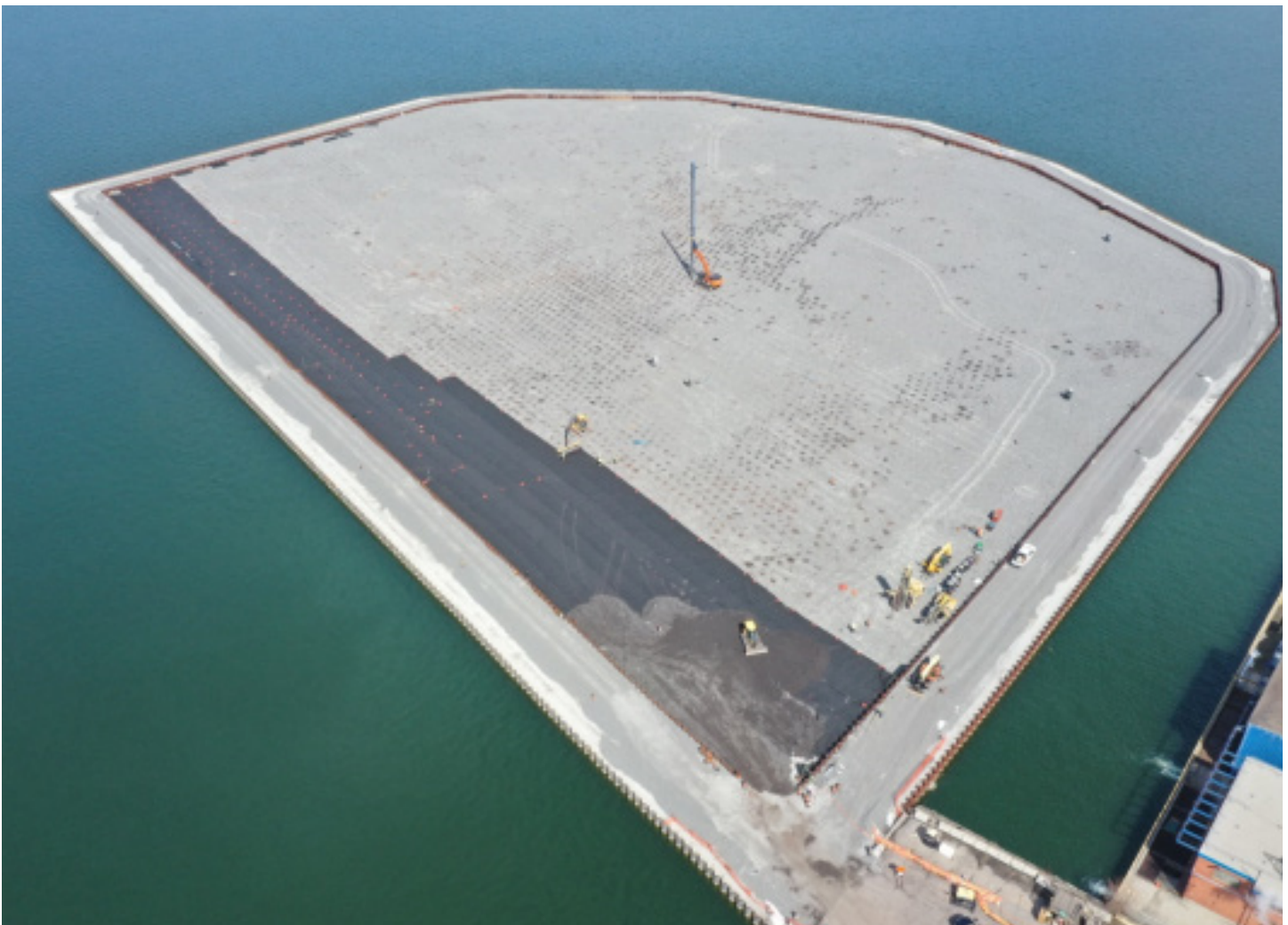


James Street North Combined Sewer Overflow Tank. PHOTO City of Hamilton.

### Clean Harbour Program Point of Interest

## Combined Sewer Overflow Tanks

The oldest sewer infrastructure in Hamilton is known as a “combined system” and makes up around one third of the total sewer system. Under normal conditions, this system sends combined sewage (storm and sanitary flows) to the Woodward Wastewater Treatment Plant for treatment. During significant wet weather, the system was designed to release excess untreated combined sewage into local waterways to prevent basement flooding and to protect the wastewater treatment plant against overloading. To respond to this, the City built a series of nine combined sewer overflow tanks from the 1980s through to 2015 to limit combined sewage from flowing into Cootes Paradise and Hamilton Harbour. The combined sewer overflow tanks are installed in strategic locations across the City. The tanks capture untreated combined sewage during storms, releasing it back into the sewer system only when the Woodward Wastewater Treatment Plant has the capacity to handle it properly. These tanks have a total storage space of approximately 314 million litres, the equivalent of 125 Olympic-size swimming pools. The cost to construct all the tanks totalled \$89 million. The City reports the volume of combined sewer overflows to the environment at the following website: [CSO Overflows](#)



Filter Cloth Installation at Randle Reef. PHOTO Environment and Climate Change Canada

**Clean Harbour Program  
 Point of Interest**

**Randle Reef  
 Sediment  
 Remediation  
 Project**

The Randle Reef sediment project addresses the largest toxic sediment site in Canada by building an Engineered Containment Facility (ECF) that will isolate the contaminated material from Hamilton Harbour’s ecosystem. Construction began in 2015 and will be completed in 2025/26. Stewardship of the ECF will be transferred to the Hamilton-Oshawa Port Authority which will use the facility to support shipping activity. The double sheet-steel walls of the ECF contains more than 695,000 m<sup>3</sup> of material contaminated with polycyclic aromatic hydrocarbons (PAH). The 6.2-hectare facility was built to specifications that will ensure it has a 200-year lifespan. The estimated \$138.9 million project was led by Environment and Climate Change Canada with seven funding partners contributing, including the City’s contribution of \$14 million.



Woodward Wastewater Treatment Plant. PHOTO City of Hamilton

### Clean Harbour Program Point of Interest

## Woodward Wastewater Treatment Plant

The Woodward Wastewater Treatment Plant has been Hamilton's main wastewater treatment plant since 1964. It uses up to five different processes – preliminary, primary and secondary treatment, as well as effluent disinfection and sludge digestion – to clean an average of 409 million litres of wastewater a day. The treatment process produces methane gas and biosolids which are used as fuel and agricultural fertilizer, respectively. The plant recently underwent a \$340 million upgrade (including a \$100 million contribution from both the federal and provincial governments) that improved the water quality of its effluent by adding a tertiary treatment process using filter disks. Because the plant effluent is the largest single source of water flowing into Hamilton Harbour, its quality has a powerful impact on the harbour's environmental health.



Waterdown Wastewater Treatment Plant. PHOTO City of Hamilton

### Clean Harbour Program Point of Interest

## Waterdown Wastewater Treatment Plant

An assessment of the Waterdown Wastewater Treatment Plant determined that converting the plant into a pumping station would reduce local environmental impacts while also saving money. In the past, treated wastewater flowed from the Waterdown plant to Grindstone Creek, a cold-water stream that flows to the harbour. The assessment concluded that the water quality of the creek would improve fish habitat without the treated wastewater flow. This would, in turn, help the fish in the harbour that spawn in Grindstone Creek. It was also determined that it was more cost-effective to treat wastewater at the Dundas Wastewater Treatment Plant instead of at the Waterdown plant. The \$8.2 million conversion ran from 2007-2010, concluding with Waterdown's wastewater being pumped and processed at the Dundas and Woodward Wastewater Treatment Plants.





Windermere Basin. PHOTO City of Hamilton

**Clean Harbour Program  
Point of Interest**

**Windermere  
Basin  
Restoration**

Located at the southeast corner of Hamilton Harbour, Windermere Basin was originally a vibrant marsh at the mouth of Red Hill Creek. However, decades of industry, shipping, urban runoff and wastewater degraded the marsh. In 2011, work began on a \$20.5 million effort to restore the basin to a wetland – this included a combined total of \$3 million provided by the federal and provincial governments. The project included rebuilding natural areas, as well as fish and wildlife habitats. The newly restored Windermere Basin has become a healthy and diverse Great Lakes coastal wetland and a sanctuary for wildlife. Bird watchers are also taking advantage of the restored 13-hectare environment.



Pier 4 Park. PHOTO City of Hamilton

### 3.3 Current Status of Cootes Paradise and Hamilton Harbour

Though Hamilton Harbour is still considered an Area of Concern today, harbour conditions are improving, and are better than in previous decades. 'Delisting' Hamilton Harbour, Cootes Paradise and Grindstone Marsh means that it would no longer be designated as an Area of Concern. Delisting can occur when improvements have been made and the water quality and ecosystem have been restored.

The Hamilton Harbour Remedial Action Plan (HHRAP) office tracks environmental conditions, activities and outcomes, and reports on the status of each of the Beneficial Use Impairments within the Hamilton Harbour Area of Concern. A

Beneficial Use Impairment describes a human or ecological use of the ecosystem that has been degraded because of human-caused environmental problems. The goal is ultimately shifting the status of each Beneficial Use Impairment from Impaired to Not Impaired. Once this happens, Hamilton Harbour moves from an Area of Concern to an Area of Concern in Recovery. Monitoring of Hamilton Harbour and marshes will continue for many years while the Area of Concern is in recovery before delisting can formally occur (HHRAP, 2024).

# 3.4 Status of Hamilton Harbour’s Beneficial Use Impairments

## 3.4.1 Beneficial Use Impairments - Impaired



**Restrictions on Fish Consumption:**  
 There are fish consumption advisories due to elevated contaminant levels found in fish.



**Degradation of Fish Populations:**  
 Diversity of fish has declined due to pollution.



**Degradation of Wildlife Populations:**  
 Some bird populations have declined due to a lack of suitable nesting habitat.



**Degradation of Benthos:**  
 There has been stress on benthic communities (organisms that live in bottom sediments) due to contamination of sediment in the harbour.



**Restrictions on Dredging Activities:**  
 Dredging and open water disposal of navigational channels has been restricted due to contaminated sediment.



**Eutrophication or Undesirable Algae:**  
 Excessive phosphorous concentrations resulted in excessive algal growth in the harbour.



**Beach Closings:**  
 Beach closings have occurred due to high E. coli bacteria levels in the harbour. Toxins from cyanobacteria also impact Hamilton Harbour’s beach.



**Degradation of Aesthetics:**  
 Issues with clarity, colour, odour and debris have been observed in the harbour.



**Loss of Fish and Wildlife Habitat:**  
 Contaminated sediment and low oxygen conditions in the harbour limit the diversity and abundance of fish and wildlife.

### 3.4.2 Beneficial Use Impairments - Requires Further Assessment



**Restrictions on Wildlife Consumption:**

Information on safe human consumption of wildlife was considered deficient.



**Fish Tumours or Other Deformities:**

Higher incidences of liver tumours were found in certain fish, however this was largely in older fish so further testing is required.



**Bird or Animal Deformities or Reproductive Problems:**

Deformities in birds and low reproduction rates in snapping turtles and frogs were found however more recent data is being reviewed.



**Degradation of Phytoplankton and Zooplankton Populations:**

Also related to high phosphorous levels, unhealthy phytoplankton and zooplankton communities exist in the harbour, however as phosphorous inputs are reduced, improvements to this impairment is expected.

### 3.4.3 Beneficial Use Impairments - Not Impaired



**Tainting of Fish and Wildlife:**

There has been no tainting of fish or wildlife flavour in the harbour due to phenols.



**Drinking Water:**

There are no drinking water intakes from within the harbour, so this impairment is not applicable.



**Added Costs to Agriculture or Industry:**

There are no significant additional costs beyond those normally required to treat water prior to industrial uses in Hamilton Harbour and water from the harbour is not used in agriculture.

To continue progress toward improved harbour conditions a concerted effort is required to assess and execute the most impactful opportunities that will make a difference for harbour water quality. Since extensive work has been completed addressing point-sources of pollution, the focus now shifts to addressing non-point sources of pollution, which is the primary aim of the City of Hamilton's Watershed Action Plan.

## 4. How You Can Help

### 4.1 Actions You Can Take at Home and Resources Available

There are many actions that you can take at home and in your business to help improve the health of your local watershed and the Hamilton Harbour. Resources and programs are available through the City and our community partners to help you take action. Even small changes can have a big impact.



- Consider directing your downspout onto pervious surfaces, such as a grassy area, rain garden or into a rain barrel to ensure as much water is absorbed as possible.
- Disconnecting your downspouts reduces the amount of stormwater that enters the sewer and helps minimize the risk of sewer backups in your basement and combined sewer overflows.

#### Resources:

- [Downspout Disconnections \(City of Hamilton\)](#)
- [Rain Barrel Sale \(City of Hamilton\)](#)
- [Rain Barrel Sale \(Green Venture\)](#)



- Only flush the 3Ps - pee, poo and toilet paper. Tampons, applicators, wipes and any other items are considered garbage and should not be flushed down the toilet. This can lead to sewer overflows into the environment.
- Secure household waste on collection day. The wind can carry loose waste into catch basins that lead directly into waterways.

#### Resources:

- [Team Up to Clean Up \(City of Hamilton\)](#)  
*What*
- [Garbage Goes Where \(City of Hamilton\)](#)
- [Green Venture Cleans Up! \(Green Venture\)](#)
- [Flushables \(City of Hamilton\)](#)



- Minimize salt use as much as possible.
  - Salt runoff from roads and driveways in the winter can enter catch basins and end up in our waterways.
  - Salt can be toxic to aquatic life, so consider using an environmentally friendly alternative.

Resources:

- [Get Smart About Salt \(Hamilton Conservation Authority\)](#)
- [Smart About Salt Council](#)
- [Let's Talk About Road Salt \(Green Venture\)](#)



- Maintain your car regularly and inspect for leaks.
- Take your car to a car wash instead of washing it in the driveway. The grease and oil that comes off your car at a commercial car wash is treated, but not when you wash your car in your driveway.

Resources:

- [Catch Basin and Street Drain Use \(City of Hamilton\)](#)
- [Household Hazardous Waste Removal \(City of Hamilton\)](#)



- Avoid single-use plastics wherever possible. Plastic litter tossed on the ground is easily washed away into our storm drains, which then enters our rivers and lakes.

Resources:

- [Strategy to Reduce Single-use Plastics \(City of Hamilton\)](#)
- [Proposed Single-use Plastic Prohibition Regulations \(Government of Canada\)](#)



- Most catch basins lead directly to local waterways, so only rain and snow melt should enter catch basins.
- Do not empty pools or hot tubs into a catch basin.

Resources:

- [Catch Basin and Street Drain Use \(City of Hamilton\)](#)
- [Emptying Pools and Hot Tubs \(City of Hamilton\)](#)
- [Yellow Fish Road Program \(Bay Area Restoration Council\)](#)



- Pick up pet waste, double bag it and place it in the trash.
- Never place pet waste in a catch basin (bagged or not).
- Do not flush or release aquatic pets into the environment. These pets can be invasive species and cause harm to the environment and native wildlife.

Resources:

- [Flushables \(City of Hamilton\)](#)
- [Catch Basin and Street Drain Use \(City of Hamilton\)](#)



- Household chemicals can be hazardous to the environment and should never be thrown in the garbage or poured down drains.
- Bring motor oil, paint, batteries, medication and other household chemicals to a community recycling centre for proper recycling.

Resources:

- [Household Hazardous Waste Removal \(City of Hamilton\)](#)



- Plant trees and shrubs that are native to Ontario in your gardens and on your property. Native plants are adapted to local conditions and are more efficient with water use.
- Grow longer lawns. Longer lawns absorb water runoff better than shorter lawns.
- Limit the use of pesticides and fertilizers. Rain and snow running off of lawns can carry these pollutants into the storm drains and out to our waterways.

Resources:

- [Pollinators \(City of Hamilton\)](#)
- [Free Tree Giveaway \(City of Hamilton\)](#)
- [Hamilton Monarch Awards](#)

## 5. Conclusion

There has been over 100 years of human impact on our local watersheds and Hamilton Harbour. The City has spent significant resources to tackle point-source pollution to begin the restoration process. The City of Hamilton Watershed Action Plan will continue these efforts by tackling non-point-source pollution to improve the health of watersheds within Hamilton and work towards delisting Hamilton Harbour as an Area of Concern. To achieve this, the City along with our community partners, including Conservation Authorities, government agencies, non-governmental organizations, institutions, Indigenous peoples, and the public, have created the Plan which includes a long list of actions that are aimed at reducing non-point-sources of pollution across the local watershed. The Plan includes actions that support one or more of the five objectives, pollution reduction, infrastructure and operational improvements,

education and outreach, regulatory and policy development and biodiversity and habitat enhancement. By implementing these actions, the City will work to improve the health of its watersheds, enhance recreation and natural habitats and make it a safe and beautiful place of pride for our community.

The Plan's ultimate vision is for Hamilton to become a City that is proud of its healthy waters and to have Hamilton Harbour delisted as an Area of Concern. The issues being faced are very complex, and it may take time for actions to have a noticeable impact on local watersheds. However, when viewed from a decade-to-decade perspective, considerable improvement becomes evident, and this Plan will continue to drive that progress moving forward.



Burlington Canal Lift Bridge. STOCK PHOTO



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# Appendix

## Appendix A. List of Recommended Actions

Table 1 is a summary of pending actions that require approval and implementation, while Table 2 is a summary of actions that are funded and already in progress.

Table 1. List of Pending Actions

Action	Type of Action	Action Timeline	Addresses Objective				
			1	2	3	4	5
<b>Partner Recommendations</b>							
Review park land leased to farmers and ensure that new and existing leases include environmental best practices, such as reducing soil erosion and runoff.	Operations & Maintenance	Short-term (1-3 years)	✓			✓	✓
Investigate and repair the source of sewage in Hickory Brook	Capital / Study	Short-term (1-3 years)	✓	✓			
Review Stormwater Management Facility 35 to ensure that the facility is working according to engineered designs.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Review the large urban drain at the headwaters of Ancaster Creek to determine if there are opportunities to support erosion issues.	Capital / Study	Short-term (1-3 years)	✓	✓			
Review opportunities to divert pet waste from landfills and support education of disposing dog waste, so it is not washed into City creeks.	Operations & Maintenance	Short-term (1-3 years)	✓				
Investigate the need for volume control in Spring Creek.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Investigate opportunities to daylight or naturalizing creeks. The Lower Chedoke environmental assessment will support naturalizing in this area.	Capital / Study	Mid-term (3-6 years)	✓				✓
Review the current property standards by-law requirements in order to evaluate the option to limit lawn mowing, allow maintenance of longer lawns, and reduce fertilizer and pesticide use.	Policy / Program	Short-term (1-3 years)	✓			✓	

Action	Type of Action	Action Timeline	Addresses Objective				
			1	2	3	4	5
Investigate the development of a policy around living tree removal on private property.	Policy / Program	Short-term (1-3 years)	✓			✓	✓
Explore the use of new technology for irrigation controls to assist in proper application of water on sports fields.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Investigate opportunities to reduce phosphorus inputs within the Desjardins Canal.	Capital / Study	Short-term (1-3 years)	✓				
<b>Hamilton Harbour Remedial Action Plan - Urban Runoff Recommendations</b>							
Develop and implement a business case for a stormwater monitoring and enforcement program.	Policy / Program	Short-term (1-3 years)	✓	✓			
Strengthen the catch basin program with the use of improved sediment capture technologies and/or increased cleaning frequencies in critical areas throughout the City.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Collaborate with other agencies to support social incentives for sustainable stormwater management within the community.	Policy / Program	Short-term (1-3 years)	✓		✓		
Collaborate with other agencies and organizations to promote and facilitate training workshops in low impact development.	Operations & Maintenance	Short-term (1-3 years)	✓		✓		
Collaborate with other agencies and organizations to promote and facilitate training workshops in stormwater management and low impact development maintenance.	Operations & Maintenance	Short-term (1-3 years)	✓		✓		
Review the inventory of watercourse erosion sites and prioritize remedial action at appropriate locations. A process map from identification of concern to completion of remedial action will be determined.	Capital / Study	Short-term (1-3 years)	✓				
<b>Hamilton Harbour Remedial Action Plan - Rural Runoff Recommendations</b>							
Collaborate with other agencies and organizations to further implement, present and share best management practices to reduce phosphorus and sediment runoff in the rural area.	Policy / Program	Short-term (1-3 years)	✓		✓		
Collaborate with other agencies and organizations to present and share surface water results to the rural community.	Operations & Maintenance	Short-term (1-3 years)	✓		✓		

Action	Type of Action	Action Timeline	Addresses Objective				
			1	2	3	4	5
Collaborate with other agencies and organizations to create informational materials, guidelines and promote and facilitate training workshops for rural landowners regarding fill activities.	Policy / Program	Short-term (1-3 years)	✓		✓		
Collaborate with other agencies and organizations to determine available data and potentially enhance the City's surface water quality monitoring program to include rural areas.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
<b>Hamilton Harbour Remedial Action Plan - Erosion and Sediment Control Recommendations</b>							
Collaborate with other agencies and organizations to create informational materials and promote and facilitate training workshops for contractors in erosion and sediment control.	Policy / Program	Short-term (1-3 years)	✓	✓			
Support the City's sediment enforcement team, as they review sediment control practices during construction.	Policy / Program	Short-term (1-3 years)	✓	✓			
<b>Chedoke Creek Framework Study Recommendations</b>							
Strengthen the snow management plan by enhancing the water quality lens when managing snow across the City.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Strengthen the salt management plan by enhancing the water quality lens when applying salt across City infrastructure.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Develop, review and/or improve the street sweeping program in critical areas throughout the City.	Operations & Maintenance	Short-term (1-3 years)	✓	✓			
Support the rehabilitation of the existing highway 403 culvert to eliminate landfill leachate from entering into Lower Chedoke Creek.	Capital / Study	Mid-term (3-6 years)	✓	✓			
Investigate enhancing the management of runoff from City golf courses. The Chedoke stormwater environmental assessment will further action this item.	Operations & Maintenance	Mid-term (3-6 years)	✓	✓			
Support the development and/or enhancement of a wet weather flow policy in the infrastructure serving new developments.	Policy / Program	Mid-term (3-6 years)	✓			✓	

Action	Type of Action	Action Timeline	Addresses Objective				
			1	2	3	4	5
<b>Grindstone Creek Natural Asset Study Recommendations</b>							
Develop, review and/or improve policies to protect existing natural assets.	Policy / Program	Short-term (1-3 years)				✓	✓
Install low impact development projects in priority areas.	Capital / Study	Short-term (1-3 years)	✓	✓			
Collaborate with other agencies and organizations and develop a collaborative governance approach for the Grindstone Creek watershed.	Operations & Maintenance	Mid-term (3-6 years)	✓			✓	✓
<b>Flood and Drainage Improvement Framework Recommendations</b>							
Support the completion of the interceptor feasibility study and environmental assessment, and the scoped capacity assessment of the North Mountain area.	Policy / Program	Mid-term (3-6 years)	✓	✓			
Support the development of an update to the all-pipes model with flow monitoring results.	Operations & Maintenance	Mid-term (3-6 years)	✓	✓			
Support a 3D visual pipe model to better understand system connectivity and utility conflicts.	Operations & Maintenance	Mid-term (3-6 years)	✓	✓			
Support a western sanitary interceptor twinning or below Mountain interceptor feasibility study and environmental assessment.	Policy / Program	Mid-term (3-6 years)	✓	✓			

Table 2. List of Funded Actions

Action	Type of Action	Addresses Objective				
		1	2	3	4	5
Partner Recommendations						
Control waterfowl populations around the harbour and the City's watersheds, limiting the amount of E.coli.	Operations & Maintenance	✓				
Test soils yearly on sports fields to determine the exact needs for fertilizer, limiting the amount of unused phosphorus from entering the watershed.	Operations & Maintenance	✓	✓			
Collaborate with other agencies and organizations to improve watershed health.	Operations & Maintenance	✓		✓		
Investigate the Cootes Drive/Main St West stormwater catchment area that may be contributing to erosion and poor water quality near the receiving outfall.	Capital / Study	✓	✓			
Repair stormwater controls at wet pond #90, such that it functions as per its engineer design.	Operations & Maintenance	✓	✓			
Continue to build and strengthen partnerships with other agencies in the watershed, including Conservation Authorities.	Policy / Program	✓		✓		
Attempt to reduce the amount of phosphoric acid added to the distribution system which eventually may be released to the environment.	Operations & Maintenance	✓	✓			
Investigate opportunities to increase canopy cover throughout the City.	Policy / Program	✓	✓			✓
Hamilton Harbour Remedial Action Plan - Urban Runoff Recommendations						
Develop or update a stormwater management manual and master plan for the development community.	Policy / Program	✓			✓	
Review the Conservation Authority's watershed basin reports and develop a list of sub watersheds requiring updates and water quality improvements.	Capital / Study	✓	✓			
Determine ownership of all stormwater management facilities, including oil grit separators.	Operations & Maintenance	✓	✓			
Establish a monitoring procedure for the accumulation of sediment within City owned stormwater management ponds.	Operations & Maintenance	✓	✓			

Action	Type of Action	Addresses Objective				
		1	2	3	4	5
Establish a monitoring program to examine City stormwater management facilities to determine if they are addressing water quality requirements and functioning as designed	Operations & Maintenance	✓	✓			
Update the City's catch basin inventory and cleanout maintenance program.	Operations & Maintenance	✓	✓			
Optimize and find improvements in the City's combined sewer system.	Capital / Study	✓	✓			
Provide additional staffing and funding to accelerate the identification and remediation of cross connections from the sanitary to the separated storm sewer system.	Operations & Maintenance	✓	✓			
Support the development of the City stormwater rate to create a municipal financial model for stormwater management based on an equitable rate structure for a stable funding source.	Policy / Program	✓		✓	✓	
Support the development of the City stormwater rate which includes incentive programs for low impact development on private property.	Policy / Program	✓		✓		
Collaborate with other agencies and organizations to promote and facilitate outreach and education in stormwater management.	Policy / Program	✓		✓		
Hamilton Harbour Remedial Action Plan - Rural Runoff Recommendations						
Reduce the impacts of erosion with improved erosion and sediment control practices at large fill construction sites.	Policy / Program	✓	✓			
Support the development of an incentive program to landowners to support water quality and habitat improvement projects.	Policy / Program	✓		✓	✓	
Hamilton Harbour Remedial Action Plan - Erosion and Sediment Control Recommendations						
Individualized and tailored erosion and sediment control plans are required for all three phases of subdivision construction.	Policy / Program	✓	✓			

Action	Type of Action	Addresses Objective				
		1	2	3	4	5
Prior to initiating engineering design, a joint pre-consultation by the applicant's engineer, the City, and Conservation Authority be conducted for preparing erosion and sediment control plans.	Policy / Program	✓	✓			
Erosion and sediment control plans need to identify specific measures during the three phases of construction: 1) removals, 2) construction/grading, and 3) site restoration.	Policy / Program	✓	✓			
Reduce the length of time soil is exposed between construction/grading and site restoration phases of construction.	Policy / Program	✓	✓			
Approve grading plan complete with an erosion and sediment control plan prior to issuance of a building permit.	Policy / Program	✓	✓			
Inspect erosion and sediment control works to ensure they are installed in accordance with the approved grading plan.	Policy / Program	✓	✓			
Inspect erosion and sediment control works, while maintaining a reporting system during all stages of construction.	Policy / Program	✓	✓			
Require applicants to provide notification when a construction project is to start and complete regular erosion and sediment control inspection reports.	Policy / Program	✓	✓			
Require the applicant for a construction project to identify an on-site person who is designated responsible for the installation and maintenance of the erosion and sediment control measures.	Policy / Program	✓	✓			
Offer erosion and sediment control training for City employees annually.	Policy / Program	✓		✓		
Ensure that City tenders and contracts for infrastructure and capital projects require applicants to demonstrate proper knowledge, training and (preferably) certification in erosion and sediment control practices.	Policy / Program	✓	✓			
Update the erosion and sediment control guideline for urban construction.	Policy / Program	✓			✓	
Ensure consultants and contractors are following the updated erosion and sediment control guideline document in their submissions for development.	Policy / Program	✓	✓			



Action	Type of Action	Addresses Objective				
		1	2	3	4	5
Ensure consultants and contractors are using unit prices for erosion and sediment control items to ensure that these measures are installed and maintained appropriately.	Policy / Program	✓	✓			
Private contracts for erosion and sediment control items should use unit prices rather than lump sums to ensure that these measures are installed and maintained appropriately.	Policy / Program	✓	✓			
Include special provisions to ensure that erosion and sediment control measures are properly installed and maintained during all stages of City construction projects.	Policy / Program	✓	✓			
Pre-qualify contractors to ensure a basic level of erosion and sediment control competency.	Policy / Program	✓	✓			
Ensure that during stormwater management pond and creek remedial activities, erosion and sediment control measures are deployed.	Policy / Program	✓	✓			
<b>Chedoke Creek Framework Study Recommendations</b>						
Enhance the City surface water quality monitoring program and data management tools (e.g., create a centralized data sharing portal).	Operations & Maintenance	✓	✓			
Complete the water, wastewater and stormwater master plan.	Capital / Study	✓			✓	
Enhance real time overflow monitoring capabilities to support active management and limit combined sewer overflows.	Operations & Maintenance	✓	✓			
Continue to inspect and repair above and below ground infrastructure to reduce infiltration and the likelihood of combined sewer overflows.	Operations & Maintenance	✓	✓			
Twin the 403 trunk sewer to provide additional sanitary sewer capacity for the catchment upstream of the Main-King combined sewer overflow tank and provide an outlet for the Aberdeen combined sewer overflow.	Capital / Study	✓	✓			
Reduce inflow and infiltration (I&I) to limit additional water from entering the sewer system.	Capital / Study	✓	✓			
Engage residents about stormwater management and develop an advisory committee to continue to progress towards watershed improvements.	Capital / Study	✓		✓		

Action	Type of Action	Addresses Objective				
		1	2	3	4	5
Develop a stormwater management policy for all future redevelopment construction sites.	Policy / Program	✓			✓	
Develop a road retrofits rehabilitation/low impact development best management policy.	Policy / Program	✓			✓	
Complete an environmental assessment to evaluate the Lower Chedoke Creek and to determine solutions for enhancing this section of watercourse.	Capital / Study	✓	✓			✓
Complete an environmental assessment to evaluate the existing creek inputs into the combined sewer system within the Ainsley Woods neighbourhood in Mid Chedoke Creek.	Capital / Study	✓	✓			
Reduce flooding risk and improve stormwater drainage by completing a flooding and drainage master servicing study.	Capital / Study	✓	✓			
Complete an environmental assessment to evaluate the potential for stormwater management retrofits primarily in the Upper Chedoke Creek watershed.	Capital / Study	✓	✓			
<b>Grindstone Creek Natural Assset Study Recommendations</b>						
Collaborate with other agencies and organizations to develop a watershed-based monitoring plan.	Capital / Study	✓	✓			
Seek funding and prioritize remedial action at areas in need of erosion restoration.	Capital / Study	✓	✓			
Support the integration of City-wide natural asset management into the overall asset management practices.	Capital / Study	✓			✓	✓

# Engagement Summary Report

Watershed Action Plan

City of Hamilton

60726856

September 2024

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# Table of Contents

<b>1. Overview of Engagement .....</b>	<b>1</b>
1.1 Background and Approach to Public Engagement.....	1
<b>2. Community Partner Engagement.....</b>	<b>2</b>
2.1 Liaison Committee.....	2
2.2 Community Partner and Outreach Meetings .....	2
2.3 Indigenous Consultation .....	2
<b>3. Public Engagement .....</b>	<b>2</b>
3.1 Public Engagement Timeline.....	2
3.2 Plan Website and Project Email .....	2
3.3 Community Survey .....	3
3.4 Virtual Public Meetings .....	3
3.4.1 Virtual Public Meeting 1 .....	3
3.4.2 Virtual Public Meeting 2 .....	4
3.5 Pop-Up Informational Booths .....	5
3.6 What we Heard.....	5
3.6.1 Key Survey Responses .....	5
3.6.2 Other key themes .....	6
<b>4. Next Steps.....</b>	<b>7</b>

## Appendices

Appendix A. Engage Hamilton “Ask a Question” and Feedback

Appendix B. Community Survey

Appendix C. Virtual Public Meetings

Appendix D. Pop-Up Informational Booth Content

# 1. Overview of Engagement

## 1.1 Background and Approach to Public Engagement

The City of Hamilton (the City) has been a participant in the **Hamilton Harbour Remedial Action Plan (HHRAP)** since its inception in 1985 and has implemented many projects through the Clean Harbour Program in the decades since that contribute to its objective: the formal delisting of Hamilton Harbour as a Canadian Area of Concern. Most of these projects have been to address point source pollution such as wastewater treatment plant upgrades and combined sewer overflow reductions.

To build on these past investments, the City is developing the **City of Hamilton Watershed Action Plan (the Plan)** to serve as a framework for actions to reduce non-point source pollution in Hamilton's watersheds.

To support the development of the Plan, the City has engaged with various interested community partners since 2022 to compile a list of potential actions and conducted an initial evaluation of the actions. The City then expanded its focus to engage the public in the spring and summer of 2024.

The objectives of engagement were to:

- ◆ Gather feedback and understand internal and external community priorities to inform the development of the Plan.
- ◆ Build support for the City's implementation of the Plan to improve Hamilton's watersheds.
- ◆ Educate the public and showcase actionable measures that the community can take to support watershed stewardship.

During the engagement period, the City met with interested parties to provide a forum for collaboration between the City and partners that have care and control over the watersheds within the City. This provided strategic direction and important consultation in the development of the actions and prioritization process for the Plan. The public engagement process further added to the development of the Plan through knowledge collection from virtual meetings, participation in local events and a City-wide online survey. This input helped the City understand the community's priorities and align the proposed actions with the community's interests. This helps to ensure that the Plan addresses public needs and concerns about Hamilton Harbour and its watersheds.

## 2. Community Partner Engagement

Engagement for the Plan began in 2022 when the City assembled a Liaison Committee consisting of partners from local organizations and internal City staff to develop the Plan based on recommendations from previous reports, studies and working groups. The Liaison Committee identified City specific non-point source watershed actions having the greatest influence on improving watershed and harbour conditions.

### 2.1 Liaison Committee

The Liaison Committee membership is structured to provide a balance of perspectives, knowledge and expertise and includes representation from the following groups:

- ◆ City of Hamilton
  - Public Works
    - Hamilton Water, Environmental Services, Engineering Services, Waste Management, Transportation
  - Healthy & Safe Communities
    - Recreation, Food and Water Safety, Indigenous Relations
  - Planning & Economic Development
    - Sustainable Communities, Heritage and Urban Design, Growth Management, Office of Climate Change Initiatives
- ◆ Hamilton Conservation Authority
- ◆ Conservation Halton
- ◆ Niagara Peninsula Conservation Authority
- ◆ Grand River Conservation Authority
- ◆ Royal Botanical Gardens
- ◆ Hamilton Harbour Remedial Action Plan

The Liaison Committee held 10 separate meetings during the development of the Plan and will continue to meet after the plan is formally presented to Council.

### 2.2 Community Partner and Outreach Meetings

In addition to the local organizations sitting on the Liaison Committee, engagement was also undertaken with the academic community, non-government organizations, various levels of government as well as with Indigenous Nations and First Peoples (reference section 2.3 for more information on Indigenous outreach). The Plan relied on maintaining open lines of communication with all these community partners and promoting consistent dialogue to gather feedback. With each milestone, community partners received updates from the Project Team and were provided the opportunity to voice opinions and/or schedule touchpoint meetings. The following community partners supported the development and will continue to support through the implementation of the Plan:

- |   |   |
|---|---|
| ◆ Bay Area Restoration Council          | ◆ Ministry of the Environment, Conservation and Parks |
| ◆ Environment and Climate Change Canada | ◆ McMaster University                                 |
| ◆ Environment Hamilton                  | ◆ Redeemer University                                 |
| ◆ Green Venture                         | ◆ Mohawk College                                      |



- ◆ Ontario Ministry of Transportation
- ◆ Fisheries and Oceans Canada

## 2.3 Indigenous Consultation

The Project Team values traditional Indigenous knowledge and recognizes that the City is home to many Indigenous people of various Nations and communities. With assistance from the City's Indigenous Relations staff, the Project Team contacted representatives of the Indigenous communities to provide comments on the Plan, which included:

- ◆ Six Nations of the Grand River Elected Council
- ◆ Mississaugas of the Credit First Nation
- ◆ Huron-Wendat Nation
- ◆ Circle of Beads
- ◆ Urban Indigenous Community Members
- ◆ Congress of Aboriginal Peoples
- ◆ Ontario Coalition of Indigenous Peoples

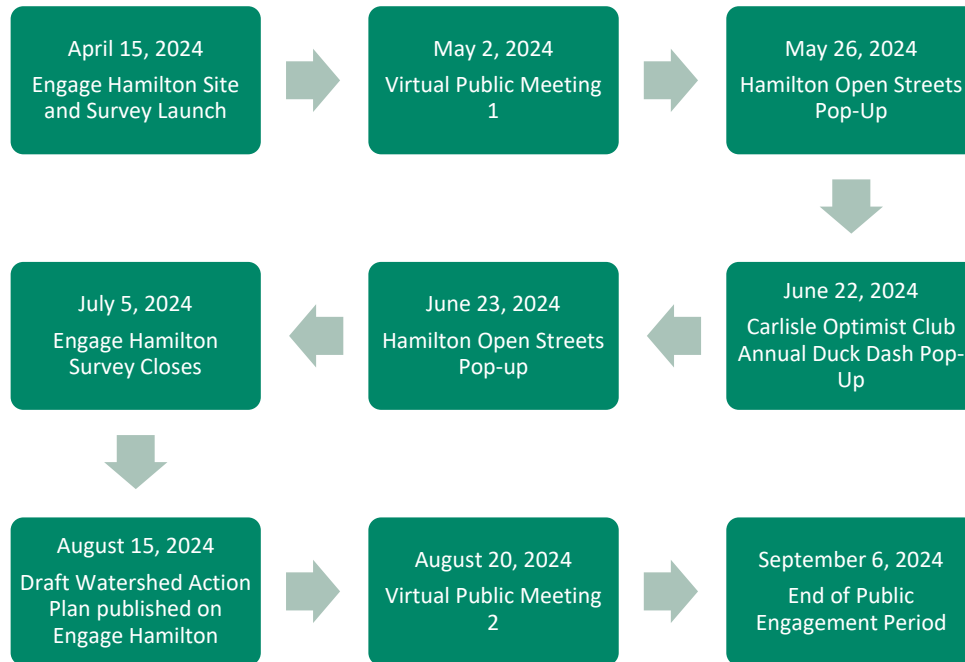
Correspondence was sent through email to the appropriate representatives in 2022, 2023 and 2024 advising of the Plan and asking for a meeting if they were interested in providing feedback. Meeting requests were received from members of the Six Nations of the Grand River Elected Council and Mississaugas of the Credit First Nation, which took place virtually on May 5, 2023, and February 26, 2024, respectively. The discussion included an overview of the Plan, re-stating the City's commitment to the Hamilton Harbour Remedial Action Plan, detailing the focus to non-point source pollution, and presenting potential actions that may be brought forward. A draft inventory of actions was sent to both First Nations and comments were received that detailed updates for current actions and potential additional actions to be considered.

The Plan follows an adaptive management approach and the City is dedicated to continuously enhancing relationships with Indigenous Nations and First Peoples through respectful dialogue and collaboration, ensuring that the voices of Indigenous peoples are heard and considered in municipal decision-making.

### 3. Public Engagement

To understand the community’s needs with respect to the Plan, City-wide outreach was conducted during the spring and summer of 2024 and “public priorities” were one of the five core evaluation criteria for the proposed actions. Public input was solicited via many methods, which are detailed in the timeline and within the following sections.

#### 3.1 Public Engagement Timeline



#### 3.2 Plan Website and Project Email

The Plan’s online presence was supported by three separate websites, including

- ◆ City’s Story Map - [storymaps.arcgis.com/stories/641ebfdf3f124c52aca6d185f6494182](https://storymaps.arcgis.com/stories/641ebfdf3f124c52aca6d185f6494182);
- ◆ City’s Plan website - [hamilton.ca/watershedactionplan](https://hamilton.ca/watershedactionplan); and
- ◆ City’s Engage Hamilton website - [engage.hamilton.ca/watershedactionplan](https://engage.hamilton.ca/watershedactionplan)

Between January 1 and September 10, 2024, the Story Map was viewed 553 times with 2.19 average views per day and the City’s dedicated Plan website was viewed 768 times. These websites existed prior to the public consultation period and provided critical background information on the City’s past efforts, context of the Plan’s role in the larger Clean Harbour Program and provided basic project details.

The primary tool for public consultation and outreach was the project’s Engage Hamilton website which launched on April 15, 2024. As the main engagement hub, Engage Hamilton hosted the online survey, advertised virtual and in-person engagement opportunities, provided contact details for the Project Team and served to educate the public about watersheds and watershed stewardship. The Engage Hamilton project website was visited 892 times between April 15, 2024 and September 6, 2024.

The Engage Hamilton website included:

- ◆ The overall objectives and a broad overview of the Plan;
- ◆ A Frequently Asked Questions (FAQ) section that defined key terms and concepts; Information about pop-ups and virtual public meetings;
- ◆ The online survey;
- ◆ A link to the recorded virtual public meetings;
- ◆ An "Ask a Question" feature and "feedback" section for members of the public to comment on the plan and directly ask the Project Team questions;
- ◆ A dedicated response page detailing all feedback and questions from the public alongside the Project Team's response;
- ◆ Related City reports, resources and links; and
- ◆ A copy of the draft Plan.

A complete list of the questions received, and answers provided by the Project Team through Engage Hamilton's "Ask a Question" feature are provided in Appendix A alongside a list of comments received on the draft Plan and several questions submitted via email. The contact details for the City's Senior Project Manager and Project Manager were also listed on the Engage Hamilton website.

### 3.3 Community Survey

A City-wide survey was administered during the engagement period and was the primary source of gathering feedback to inform the development of the draft Plan. The survey was available online on the Engage Hamilton website from April 15, 2024 to July 5, 2024 and yielded 136 responses.

More information on survey responses can be found in Section 3.5 "What We Heard". Survey questions and a full, detailed summary of the results can be found in Appendix B.

### 3.4 Virtual Public Meetings

During the engagement period two virtual public meetings were held to provide an overview of the Plan, encourage attendees to complete the survey and respond to questions from the public in advance of the Plan's presentation to City Council for final approval. The presentations are available on the City website and a list of questions received during both meetings is in Appendix C.

#### 3.4.1 Virtual Public Meeting 1

On Thursday May 2, 2024 the Project Team hosted the first virtual public meeting. The purpose of the meeting was to introduce and provide an overview of the Plan and how the community can share their feedback, address questions, and encourage the completion of the online survey and advertise the remaining engagement opportunities. The first meeting was held from 6:30 p.m. to 8:00 p.m. with participants attending virtually over Zoom. A total of 31 individual registered for the meeting and 18 attended. After the meeting, a recording was posted to the Engage Hamilton website.

To begin the meeting, the Project Team welcomed attendees, opened with a Land Acknowledgement, and provided the meeting agenda. The topics presented included:

- ◆ The project goals;
- ◆ The history of Hamilton Harbour;
- ◆ Information on what is causing pollution in the harbour;
- ◆ Introduction of the Hamilton Harbour Remedial Action Plan;

- ◆ The City's community partners;
- ◆ Details about watersheds;
- ◆ Non-point versus point source pollution;
- ◆ Progress made so far;
- ◆ Types of actions (e.g., capital projects, policy changes and operations changes);
- ◆ Action selection and review process;
- ◆ Action groups (water quality, quantity, natural habitat, and education); and
- ◆ Things the public can do to help and a project timeline.

Following the presentation, the Project Team facilitated a question-and-answer session to clarify project details and respond to comments. A complete question-and-answer list is available in Appendix C of this report.

To wrap up the session, the Project Team provided their contact information and attendees were encouraged to complete the online survey and to reach out to the Project Team if they had additional feedback.

### 3.4.2 Virtual Public Meeting 2

On Tuesday August 20, 2024 the Project Team hosted a second virtual public meeting. This meeting provided an update on the Plan, demonstrated how public feedback was incorporated in the draft Plan, addressed questions and discussed next steps for finalizing and implementing the Plan. This meeting was scheduled from 7:00 p.m. to 8:00 p.m. with participants attending virtually over Zoom. The meeting was extended to 8:15 p.m. due to the volume of questions. A total of 63 individuals registered for the meeting and 29 attended. After the meeting, a recording was posted to the Engage Hamilton website.

To begin the meeting, the Project Team welcomed attendees, opened with a Land Acknowledgement and provided the meeting agenda. The topics presented included:

- ◆ A project recap;
- ◆ The focus of the Plan;
- ◆ The Plan's vision and goal;
- ◆ The Plan's five main objectives;
- ◆ Past public engagement;
- ◆ What the Project Team heard from the public;
- ◆ Revised action evaluations;
- ◆ Action evaluation examples;
- ◆ Funded actions and the draft top ten priority actions;
- ◆ The project timeline; and
- ◆ The plan's adaptive management approach.

Following the presentation, the Project Team facilitated a question-and-answer session to discuss specific comments related to the draft Plan and responded to any other concerns. A complete question-and-answer list is available in Appendix C of this report.

To wrap up the session, the Project Team provided their contact information and attendees were encouraged to review the draft Plan posted on Engage Hamilton.

## 3.5 Pop-Up Informational Booths

Four in-person pop-up booths were held during the engagement period:

- ◆ Sunday, May 26, 2024, at the Hamilton Open Streets Festival on King Street
- ◆ Saturday, June 22, 2024, at Carlisle Optimist Club's Annual Duck Dash
- ◆ Sunday, June 23, 2024, at the Hamilton Open Streets Festival on King Street
- ◆ Monday, July 1, 2024, at the Bayfront Park Canada Day Celebrations

The pop-up booths invited members of the public to learn more about the Plan by speaking with Project Team members or by reviewing informational panel boards. Pop-up booth staff also distributed postcards that contained basic project information and links to associated websites and the online survey (links were provide as written URLs and as a QR code). To enhance engagement with the community, Project Team members also asked the public watershed-related trivia questions with the opportunity for attendees to win prizes such as Hamilton Water pens and reusable water bottles. The Project Team also had tablet computers for members of the public to complete the online survey (any individuals unable to complete the survey themselves on the tablet had the option to complete the survey verbally with a member of the Project Team).

Digital versions of the informational panels and postcards are available in Appendix D.

## 3.6 What We Heard

Highlights of key survey responses and comments and concerns received through public engagement are summarized in the subsections that follow. The complete survey results are available in Appendix B.

### 3.6.1 Key Survey Responses

#### **Respondents believe that waterbodies within Hamilton are important**

Most survey respondents indicated that Hamilton Harbour, the city's waterbodies and the natural environment are either very important (90%) or important (7%).

#### **Respondents most value biodiversity and wildlife habitat**

Respondents ranked aspects of Hamilton Harbour, waterbodies, and the natural environment in order of importance:

1. Biodiversity and natural habitat (average ranking 1.5)
2. Scenic beauty and natural landscapes (average ranking 2.39)
3. Recreational opportunities (average ranking 3.04)
4. Economic contributions (average ranking 3.89)
5. Cultural and historical significance (average ranking 3.96)

#### **Water quality is the top concern among respondents**

Respondents ranked the following issues in order of concern:

1. Water quality (average ranking 1.42)
2. Loss of wildlife habitat (average ranking 2.11)
3. Water quantity (average ranking 3.02)
4. Access to recreation (average ranking 3.4)

## Combined sewage overflows are the top water quality concern among respondents

Respondents ranked water quality concerns in order of importance:

5. Untreated combined sewage overflows (average ranking 1.96)
6. Runoff from roads (average ranking 2.93)
7. Runoff from the land surface (average ranking 2.98)
8. Algal blooms (average ranking 3.47)
9. Debris or litter (average ranking 3.54).

## Stormwater management is the top water quantity concern among respondents

Respondents ranked water quantity concerns in order of importance:

1. Lack of stormwater absorption methods (average ranking 1.91),
2. Lack of stormwater control policies (average ranking 2.2)
3. Shoreline erosion (average ranking 2.87)
4. Flooding (average ranking 2.94).

## Types of actions that the City should implement

Respondents were closely aligned on what actions the City should take or implement with little separation between the scores for the various actions; actions were ranked as follows:

1. Enhancing green infrastructure (average ranking 2.57)
2. Strengthening pollution control regulations (average ranking 2.59)
3. Supporting habitat restoration projects (average ranking 2.9)
4. Making changes to City practices like salt application and street sweeping (average ranking 2.95)
5. Educating the community about rural and urban stormwater and its impacts to the overall health of watersheds and the environment (average ranking 3.84)

### 3.6.2 Other key themes

#### All actions should be implemented.

As noted above, 97% of survey respondents consider Hamilton Harbour, Hamilton's waterbodies and the environment important or very important. This sentiment was echoed in conversations with the public at in-person pop-up consultations, in virtual meetings and in the open-ended survey questions. Many people expressed support for the Plan and believe that the City should implement everything suggested.

#### More support is needed to take action at home.

Many people who took part in public engagement, especially at pop-up consultations, expressed a willingness to modify their behaviour at-home to help reduce their impact on the City's watershed. However, several comments suggested that the City should better promote available resources. Highlighting City resources would help the public learn about the "how and why" for some of the suggestions noted in the Plan's "How You Can Help" material. Consequently, a resources section was developed and integrated into the draft Plan.

## 4. Next Steps

Community Partner, Indigenous and public input has been reviewed, considered, and integrated into the Plan. With this critical step completed, the Plan will be presented in a Recommendation Report that will be brought forward to City Council. Once approved, the Plan is expected to move into the implementation phase in 2025. The Project Team will provide regular updates to City Council to detail progress and outline any challenges.

The Plan is designed to follow an adaptive management approach. This means that implemented actions will be monitored, evaluated and/ or adjusted regularly. As more data and information becomes available, new actions will be created, old actions will be completed, the list of pending actions will be re-prioritized and reported to Council for resourcing with support from the technical committee. Additionally, an assessment of any unforeseen factors (e.g., climate change impacts, economic conditions, new regulations, etc.) can be used to inform which actions to implement next.

## Appendix A. Engage Hamilton “Ask a Question” and Feedback

Comment Source	Theme	Comment	Response
<b>Engage Hamilton “Ask a question” feature</b>	Water quality and quantity	Are there any plans to install permanent monitoring station(s) on some of the watercourses that drain into the harbour to get baseline data, and then track the effectiveness of the remedial measures, both for water quality and water quantity?	<p>We currently collect water quality data from the City’s watercourses on a monthly time period mainly through the City’s Surface Water Quality Program. In the near future, we are looking to enhance this program by adding more sites and/or a shorter sampling frequency (e.g., biweekly sampling). This will further support the collection of baseline data.</p> <p>Through the Watershed Action Plan, there are a couple actions that may be prioritized that recommend an even greater enhancement of the Surface Water Quality Program to better delineate the sources of phosphorus, sediment, and chloride throughout the City’s watercourses. To support this action, the City will review options, such as installing either temporary or permanent monitoring stations on some of the watercourses that drain into the harbour. The required power, maintenance and security needs will also have to be considered when deploying the monitoring stations. When complete, this will allow us to better track areas of concern and the effectiveness of some of the remedial measures that will be delivered through the Action Plan.</p>
<b>Email to Project Team</b>	Water quality	What are you doing on the MAJOR CONCERNS ON WATER SHED FROM big business. IE.. AIM IRON AND METAL.. TRIPLE M METAL.. They both have a poor barrier for water running off and ground	In Hamilton, the Environmental Monitoring and Enforcement (EME) division, part of Hamilton Water, oversees commercial and industrial sewer use through the City’s Sewer Use By-law. This team is responsible for sampling water from sewer, wastewater, and surface water systems, delivering the samples to the lab for analysis, and taking necessary enforcement actions based on the results.



		<p>contamination. Filling storm drains with contaminated soils and water. How About Windemere Basin. All the washed off scrap metals are leaching in the ground and Basin.</p>	<p>While users are responsible for ensuring their discharges comply with by-law provisions, the City reserves the right to inspect industrial, commercial, and institutional properties and take samples as needed. EME works closely with the Ministry of Environment, Conservation and Parks (MECP) to ensure compliance with the Canadian Environmental Protection Act and to manage any discharges or spills that deviate from expected quality or quantity. This includes reviewing sewer maps, assessing potential impacts, locating outfalls, and coordinating clean-up efforts. EME staff are available 24/7 to respond to reported spills.</p> <p>When a violation of the Sewer Use by-law is identified, EME staff follow a progressive intervention process to achieve compliance. However, severe violations may result in formal charges. More information is available on the Commercial Water and Sewer section of the City of Hamilton website.</p> <p>Many private companies that discharge waste to the environment also receive an Environmental Compliance Approval (ECA) from the MECP to ensure their stormwater systems, including any stormwater management facilities, meet regulations. The ECA would generally require companies to properly operate and maintain their systems, meet sampling and reporting requirements, and achieve specific goals for their discharges.</p> <p>To report a sewer spill quickly and ensure immediate investigation, please call the City Contact Centre at 905-546-2489. The Contact Centre is available 24/7, records all reports, and can arrange for prompt dispatch and investigation.</p>
<p><b>Email to Project Team</b></p>	<p>Water quality</p>	<p>Are there plans to work with the rural community to reduce the nutrient load at source or to do stream restoration in the urban area to catch nutrients along the way?</p>	<p>Yes, the City plans to work with the rural community through the Conservation Authorities to reduce the nutrient load at source. As part of our 145 km of managed watercourses, we are also identifying and prioritizing stream restoration projects in the urban area to catch nutrients along the way. These two concerns are currently in our draft prioritized actions.</p>

Comment Source	Theme	Comment	Response
<b>Comment on Draft Watershed Action Plan</b>	Water quality and habitat	Huge challenges have been included in this exercise. Kudos! I am especially hopeful that the terrible state of Harbour water will help to protect upstream wetlands that provide habitat for so many species in addition to filtering our water.	Thanks for the encouragement as we strive to support healthy watersheds and the eventual delisting of Hamilton Harbour.
<b>Comment on Draft Watershed Action Plan</b>	Water quality	<p>I'm curious about the effectiveness of the cities CSO tanks. Due to the increased storms we're having, how often are the tanks actually releasing into the harbour? The Blue Algae at Bayfront and pier 4 seem to be getting worse every year. Is this due to more agricultural run off or is it more CSO tanks dumping?</p> <p>This year seems to be the worst I've seen in years. Lots of dead birds and Fish. Native species like catfish, pike, Bass are being seen washed up, Carp as well.</p>	<p>Thanks for the thoughtful question.</p> <p>As you are likely aware, the City has areas with older infrastructure with a combined sewer system (CSS) that conveys both sanitary wastewater and stormwater runoff through a single-pipe to the Woodward Sewage Treatment Facility (see <a href="#">Sewer System</a>). During a precipitation event, the capacity of the CSS, which includes the nine CSO tanks may be exceeded by the total flow which would result in a combined sewer overflow (CSO) to the environment.</p> <p>The City reports the volume of CSOs for all monitored overflow locations at the following website: <a href="#">CSO Overflows</a>. There is a pilot study that has recently been launched that aims to install real-time monitoring at 14 additional locations. In addition, the City has invested in a real-time control project that improves the use of current infrastructure by maximizing the CSS capacity within the pipes to limit CSOs and improve flood protection (see <a href="#">Real-Time Controls</a>).</p> <p>From this information above, and as expected, CSO events are greatly influenced by the amount and intensity of rainfall and snowfall that occurs in the City every year. Table 1 details the amount of CSOs that have occurred annually with respective annual rainfall amounts.</p>

			<p>Table 1 (monitored overflow volumes vs rainfall in the past 5 years):</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Annual CSO Volume (million litres)*</th> <th>Annual Rainfall (mm)</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>2,352</td> <td>622.8</td> </tr> <tr> <td>2021</td> <td>4,060</td> <td>833.3</td> </tr> <tr> <td>2022</td> <td>2,374</td> <td>585.8</td> </tr> <tr> <td>2023</td> <td>3,808</td> <td>877.4</td> </tr> <tr> <td>2024</td> <td>2,481**</td> <td>504.5**</td> </tr> </tbody> </table> <p>* includes only monitored volumes                  **includes CSO and rainfall totals up to July 15<sup>th</sup>, 2024</p> <p>As you can see from Table 1, the total monitored CSO volume in 2024 (up to July 15<sup>th</sup>) is already similar to the total annual volume from 2020 and 2022 due mainly to the very wet spring that the City has experienced. This increased rainfall would also likely drive other nutrient/sediment inputs into the Harbour from poor agriculture management, erosion of watercourses, and other urban and rural sources. Algae growth would then proliferate from these elevated levels of nutrients, like phosphorus. The decomposition of the algae can then have impacts on oxygen levels within the Harbour and can impact aquatic life.</p> <p>The City remains committed to capturing and treating as much combined sewage as possible to limit impacts on the environment.</p>	Year	Annual CSO Volume (million litres)*	Annual Rainfall (mm)	2020	2,352	622.8	2021	4,060	833.3	2022	2,374	585.8	2023	3,808	877.4	2024	2,481**	504.5**
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<p><b>Comment on Draft Watershed Action Plan</b></p>	<p>Other</p>	<p>The labels on the "combined" and "separate" sewer system illustrations appear to be reversed. You might want to fix that.</p>	<p>Thanks for identifying this mistake. We will update the illustration with accurate labelling.</p>																		

<p><b>Comment on Draft Watershed Action Plan</b></p>	<p>Water quality</p>	<p>Are there no CSO tanks on the mountain? If not, wouldn't it be logical to collect and treat sewage and wastewater before it flows down to the overburdened infrastructure of the lower city. It seems that with rampant development on the mountain and increasing climatic events, no effective solution will be realized without a considerable investment in new infrastructure throughout the entire city.</p>	<p>There are no CSO tanks on the Mountain, but a report has been completed to assess next steps to limit flooding and combined sewage from entering the harbour. A flooding and drainage improvement framework was completed in February 2022, which acts as a roadmap that guides the City towards improved drainage system performance. The completed assessment has recommended a significant capital investment and infrastructure program that has a total program value exceeding \$1B (over 20+ years). Recommended strategies are focused on the managed sewer separation, with an effort to build separated storm sewer infrastructure within the combined sewer system where it does not currently exist today.</p> <p>In addition, it will be necessary to connect that new infrastructure to existing or new storm sewer outlets conveying flow to the natural environment and reducing inflow to the existing combined sewers. Beyond managed sewer separation, additional recommendations are made to provide support for increased levels of sewer system service to the community in the form of sewer rehabilitation, underground storage, major system conveyance improvements, inlet controls, green infrastructure, and private property measures.</p>
<p><b>Comment on Draft Watershed Action Plan</b></p>	<p>Water quality</p>	<p>Section 3.2. The combined and separated sewer pictures are backwards.                  Manage the birds on the beaches in Hamilton Harbour. They contribute to the some of the pollution closing the beaches.                  Action plan Objective 2: The City spreads way too much salt during the winter.                  Section 5.1 - Educate people to reduce the use of salt on sidewalks. Some residents use salt instead of a shovel to clear their sidewalks</p>	<p>Thanks for identifying this mistake. We will update the illustration with accurate labelling.</p> <p>One of the funded actions in the Watershed Action Plan is to continue to control waterfowl (bird) populations around the harbour and the City's watersheds, which should support your second point.</p> <p>An action pending approval is to strengthen the salt management plan by enhancing the water quality lens when applying salt across City infrastructure. We have also highlighted some valuable links in Section 5.1, as you have indicated, of what people can do to support minimizing salt use at home.</p>

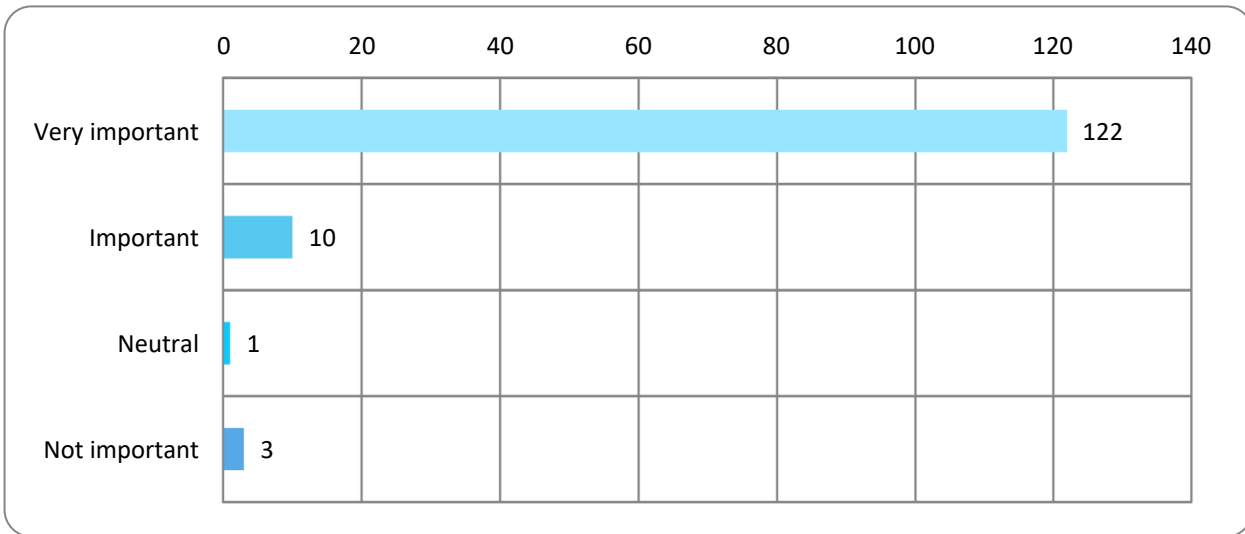


# Appendix B. Community Survey

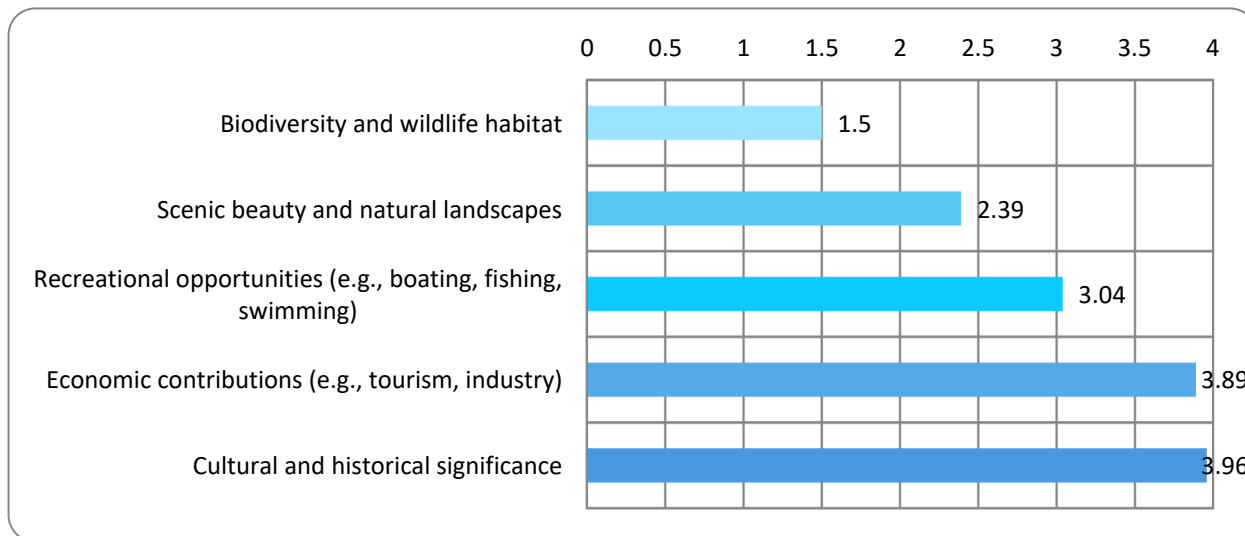
**Survey Open:** April 15 to July 8, 2024

**Number of Survey Submissions:** 136

## 1. How important is Hamilton Harbour, our waterbodies and natural environment to you?



## 2. What aspects of Hamilton Harbour, our waterbodies and natural environment do you value most? (Lower values were more important to the public)



### 3. Are there other aspects of Hamilton Harbour, our waterbodies and natural environment that are important to you? (Open-ended, optional - themed)

**Water quality and safety:** Respondents want drinkable, fishable and swimmable local water, emphasizing the need for modern infrastructure to reduce water quality risks such as the Randle Reef contamination and the impact of raw sewage leaks on people, pets, and the environment.

**Policy and governance:** Keeping waterbodies clean through measures like fining polluters and affirming the Conservation Authorities' power to protect the watershed is mentioned.

**Environmental protection and biodiversity:** There is a strong emphasis on protecting nature and wildlife, with specific mentions of the salmon migration and habitat.

**Accessibility and health benefits:** Survey participants highlight the health benefits of spending time in natural spaces and the health benefits of purifying the City's water sources.

**Public access and equity:** Respondents want to keep the waterfront accessible to everyone, opposing private developments that block access to the water and improving waterfront access for pedestrians and cyclists.

**Climate change and resilience:** The community is concerned about climate change mitigation, flood protection and resilience during floods. There is a call for protecting waterbodies and natural environments as key components in climate mitigation.

**Cultural and historical significance:** Respondents recognize the cultural importance of waterbodies to Indigenous communities and the importance of preserving Indigenous history and culture surrounding the harbour.

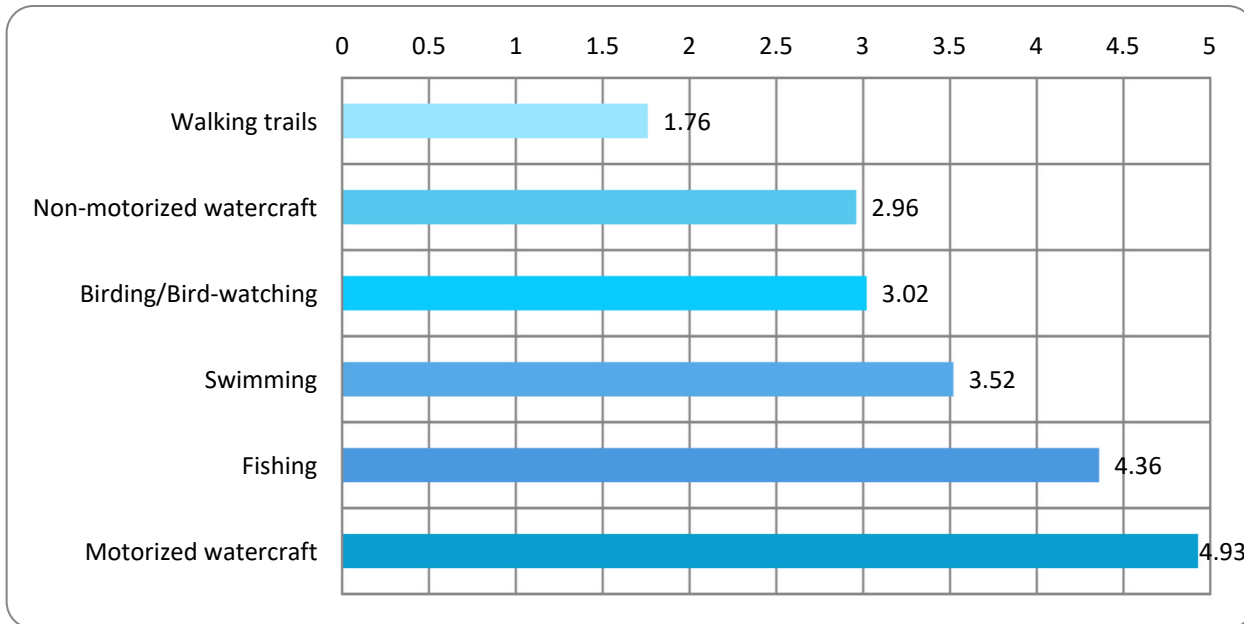
**Community engagement and educational value:** Respondents express a desire for opportunities to get involved in shoreline restoration, protection, and clean-ups, as well as the preservation of the natural environment for educational purposes. In addition to its recreational value, the harbour is seen as a perfect spot for place-based learning, with its healthy shorelines providing opportunities for children to deepen their understanding of biodiversity and its protection.

**Natural infrastructure and ecosystem services:** The survey responses underscore the importance of protecting natural infrastructure like wetlands and trees, which provide ecosystem services such as flood control and water purification.

**Sustainability and legacy:** There is a desire to protect waterbodies and the natural environment for future generations, with a focus on equitable and easy access to swimming areas and maintaining high water quality standards.

These themes reflect a community invested in the health and sustainability of Hamilton Harbour, valuing its natural, cultural, and recreational assets while advocating for responsible stewardship and inclusive access. The sense of civic pride that comes with environmental achievements is also of importance to the community.

**4. What recreational activities do you enjoy either near or in the water?** (Lower values were more important to the public)



**5. Are there other recreational activities that you enjoy either near or in the water?** (Open-ended, optional - themed)

**Water-based activities:** Many respondents enjoy activities such as kayaking, paddleboarding and canoeing. There is also a desire for clean and safe swimming areas, as well as facilities for secure kayak storage near Bayfront or Pier 4 parks.

**Nature observation and photography:** Respondents value the biodiversity around Hamilton and engage in activities like wildlife watching, photographing flora and fauna, and observing nature’s beauty.

**Relaxation and meditation:** Activities such as sitting along the water’s edge, meditation, and ‘grounding’ are mentioned as ways to reconnect with the environment.

**Cycling and skating:** Cycling along waterfront trails and ice skating are popular activities, although concerns about the impact of climate change on winter sports are noted.

**Picnicking and socializing:** Respondents indicate a preference for picnicking, attending cultural events and socializing with friends and family in natural settings.

**Art and music:** Enjoying art installations, music events and engaging in artistic activities like painting or playing music in natural surroundings are highlighted.

**Community and cultural events:** Respondents appreciate attending festivals, food events and group cultural activities that take place near or in natural spaces.

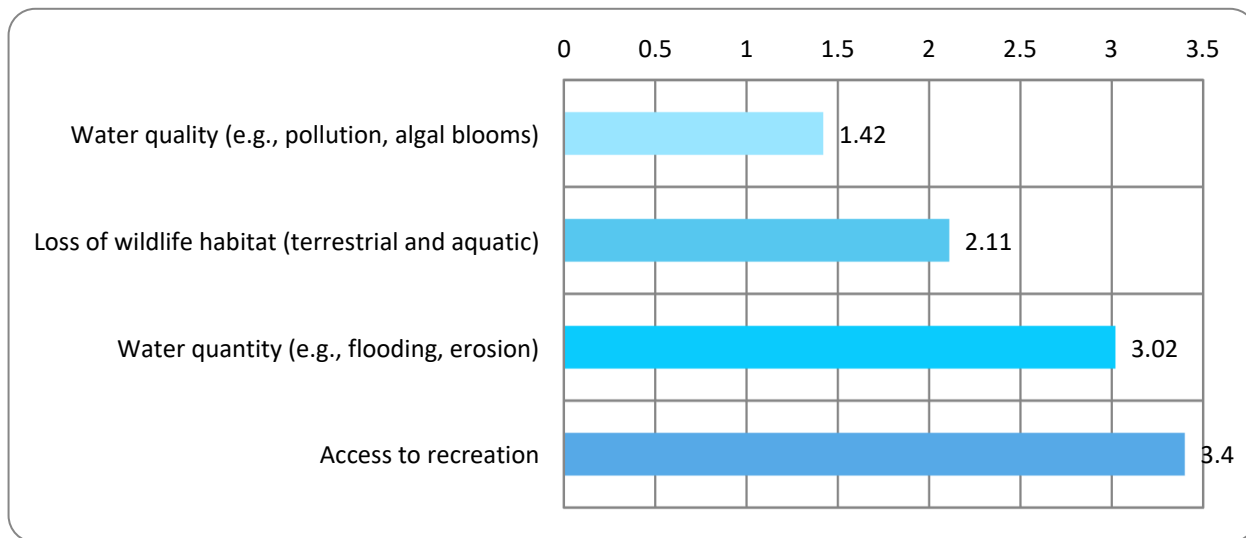


**Conservation and restoration:** Some respondents are actively involved in conservation efforts, such as planting native vegetation, participating in citizen science projects, and leading educational hikes.

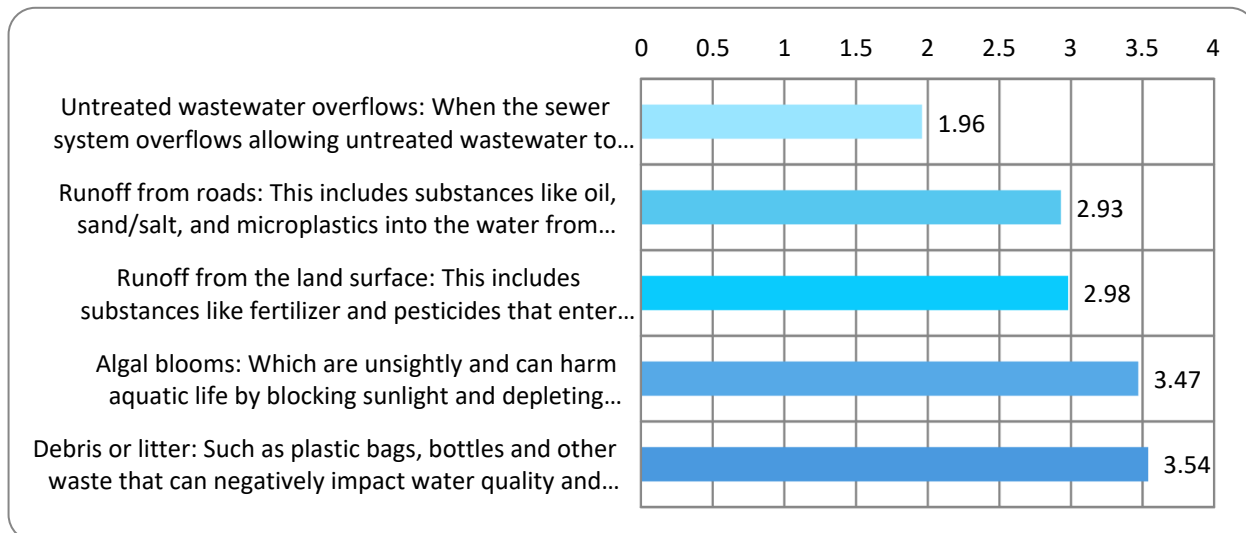
**Other comments:** In addition to the activities identified, there is a strong emphasis on the need for more outdoor educational activities, particularly for youth, to learn about local ecology and the global climate emergency. There is also a call for better accessibility for people with disabilities, improved washroom and change room facilities and the provision of food trucks and drink stands.

These themes reflect a community that values a wide range of recreational activities that connect them to the natural environment, promote relaxation and social engagement and foster a sense of stewardship and education about the local ecosystem.

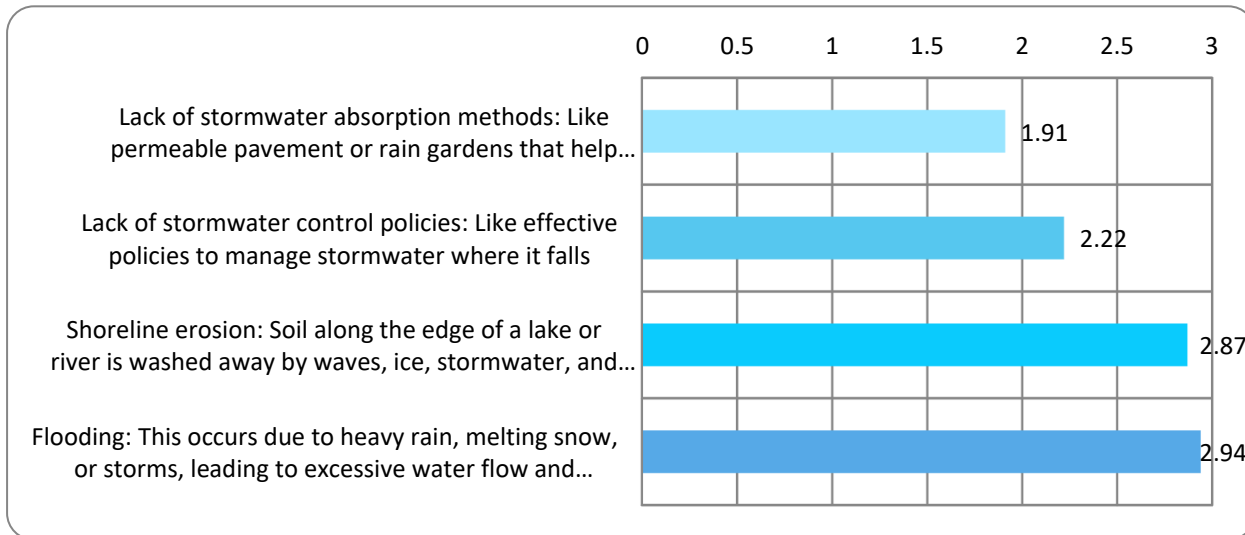
**6. What are your biggest concerns about Hamilton Harbour, our waterbodies and natural environment?** (Lower values were more important to the public)



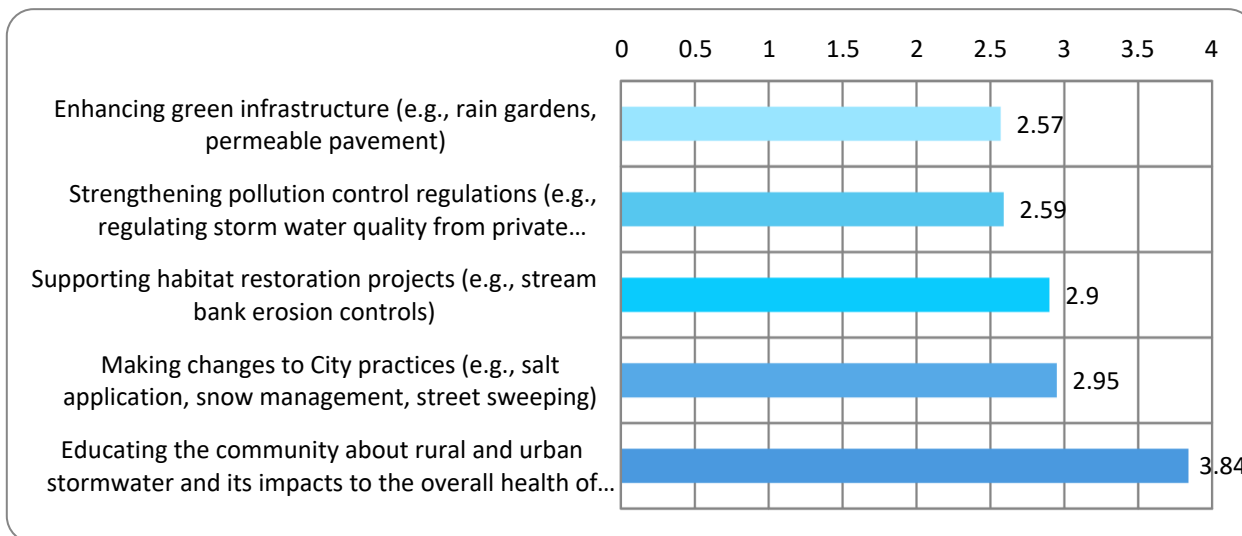
**7. What water quality issues do you believe should be addressed as the highest priority?** (Lower values were more important to the public)



**8. Which water quantity issue do you believe should be addressed as the highest priority?**  
 (Lower values were more important to the public)



**9. What types of actions do you believe the City should take to help improve and protect Hamilton Harbour, our waterbodies and natural environment?** (Lower values were more important to the public)



**10. Are there other types of actions you believe the City should take to help improve and protect Hamilton Harbour, our waterbodies and natural environment?** (Open-ended, optional - themed)

**Meaningful action and accountability:** Respondents emphasize the need for the City to take meaningful action to protect the environment, with suggestions such as enforcing commercial and multi-residential waste management standards and imposing fines for pollution.

**Policy changes:** There is a call for policy that supports infrastructure improvements like disconnecting downspouts from sewers, mandatory green infrastructure for new builds and stormwater retention ponds to reduce erosion and loadings during wet weather events.

**Waste management and reduction:** Respondents propose actions like weekly park litter clean-ups, city-wide waste diversion programs, waste bins in parks and educating the public on the dangers of littering, especially regarding micro- and nano-plastics.

**Enhancing biodiversity and building resilience:** The need to treat environmental issues as an emergency is highlighted, with suggestions for upstream habitat restoration, protection of natural land along the lake shore, prioritizing wetland protection and setting evidence-based targets for restoration.

**Public access and recreation:** Respondents want to ensure public access to natural spaces is maintained and that private development does not limit free access to the bay and beaches. More recreation centre programs that connect residents to natural spaces was also suggested.

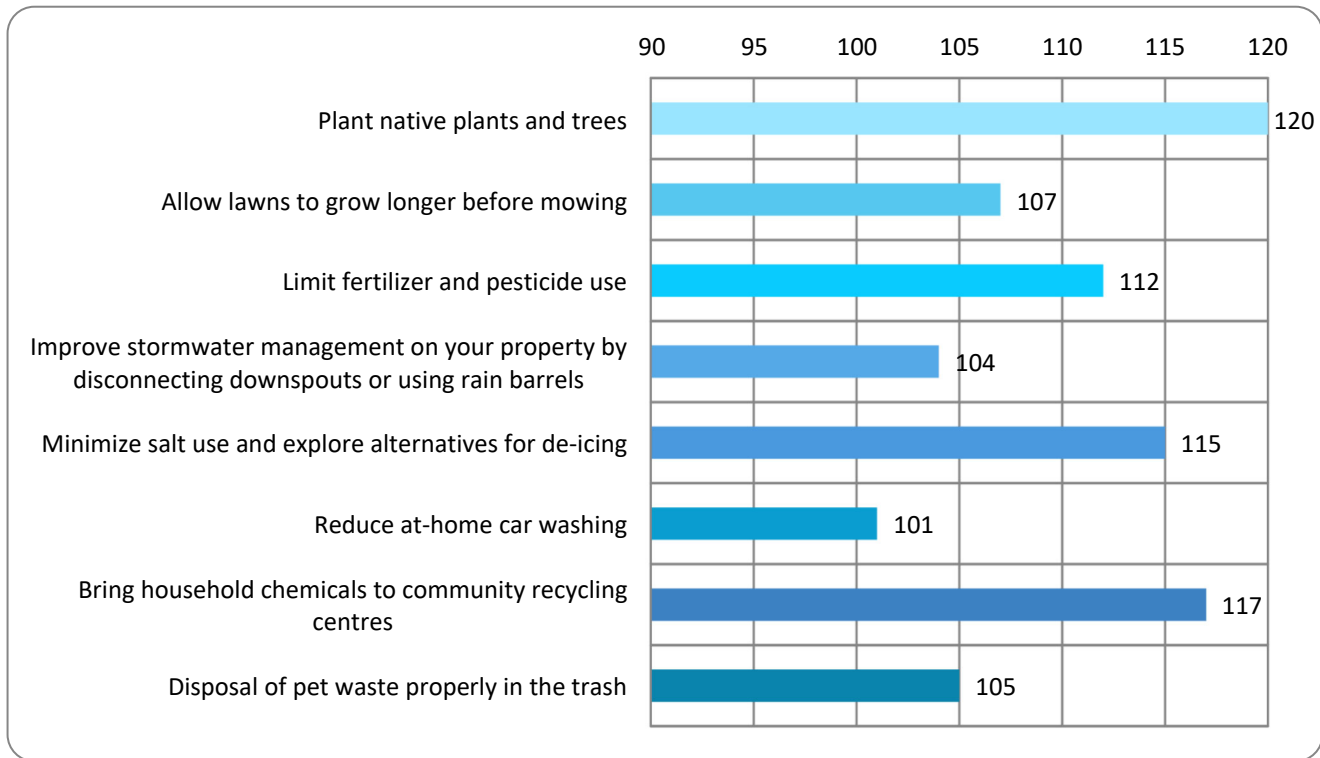
**Education and awareness:** There is a call for more public education on environmental protection and issues such as the harm of salting to water systems, as well as campaigns to raise awareness and provide alternatives to road salt.

**Stormwater management:** Suggestions include incentivizing rain gardens, mandating bioswales, restoring stream buffers, and reducing salt application to manage stormwater effectively.

**Collaboration and partnerships:** Respondents suggest partnering with other levels of government, nearby groups like Royal Botanical Gardens and McMaster University, working with community organizations for educational opportunities, and supporting Indigenous knowledge keepers in water-related leadership roles.

These themes reflect a community that is deeply engaged in environmental stewardship, advocating for sustainable practices, and seeking collaborative efforts to improve the health of Hamilton Harbour and its natural environment.

**11. What actions do you, or would you be willing to take, to help improve and protect Hamilton Harbour, our waterbodies and natural environment? (Select all that apply)**



**12. Are there any other actions you do, or would be willing to do, to help improve and protect Hamilton Harbour, our waterbodies and natural environment? (Open-ended, optional - themed)**

**Personal environmental practices:** Many respondents are taking or willing to take actions such as avoiding chemicals/pesticides at home, supporting biodiversity in gardens, ensuring proper waste disposal, and intending to switch to electric vehicles.

**Community engagement:** There is a significant interest in participating in community clean-up days, promoting rain gardens and volunteering with organizations addressing environmental issues.

**Green infrastructure improvements:** Suggestions include installing rain gardens, permeable driveways, and other forms of green infrastructure on personal properties.

**Support for native species:** Many are focused on planting native species that require less water and soak up more water, with some even removing lawns altogether for native gardens.

**Water and waste management:** Actions include reducing water usage, participating in litter clean-up, and advocating for more waste receptacles in public spaces.

**Policy and regulation support:** Some respondents are willing to support laws that protect shorelines from development and support municipal actions to address watershed issues.

**On-site stormwater management:** There is a trend towards reducing stormwater runoff from homes, increasing permeable surfaces, and using rain barrels for water collection.

**Education and advocacy:** Respondents express a desire for more public education on environmental protection and some are involved in activism to prevent urban sprawl.

**Other comments:** A few responses highlight the need to value Hamilton's natural environment and celebrate its natural heritage. There is also a call for the City to lead by example and hold corporations accountable for their environmental impact.

These themes showcase a community actively engaged in environmental stewardship, advocating for sustainable practices, and seeking support from the City and corporations to improve the health of Hamilton Harbour and its natural environment.

**13. Do you have any other concerns, insights, or ideas to share about how we can improve and protect Hamilton Harbour, our waterbodies and natural environment?** (Open-ended, optional - themed)

**Community involvement:** Respondents suggest a willingness to participate in City programs and initiatives such as participating in community clean-up days and deposit programs on aluminum cans and plastic bottles.

**Enhancing parks:** Respondents suggest that the City add more waste receptacles for cigarette butts and garbage/recycling in public parks, and adding more water fill-up stations in public areas to reduce the need for disposable water bottles.

**Green spaces and biodiversity:** Respondents advocate for converting parking lots and grassy areas into rain/butterfly/native plant gardens, working with beekeepers to house honeybees on City properties, and establishing more green spaces and community gardens. There is also a desire for more funding and staffing to support these initiatives.

**Education and engagement:** The importance of educating the public on proper disposal of waste and chemicals is highlighted. Respondents also express the need for programs that involve the public in water stewardship, such as clean-ups and restoration plantings.

**Policy:** There is a call for swift action on clear policies and bylaws such as mandating green infrastructure for new developments, using construction soil to build restored shorelines and implementing green policies at yacht and rowing clubs.

**Accountability and transparency:** Concerns are raised about the City's use of collected data and the desire for real results and accountability, especially regarding historical issues like "sewer gate" and the need for checks and balances.

**Climate change and resilience:** Respondents emphasize the need to keep the climate emergency at the forefront of decision-making and to implement actions that address the effects of climate warming, such as protecting natural land along the lake shore.

**Waste management:** Suggestions include more garbage and recycling bins and household chemical collection days to ensure proper disposal and reduce littering.

**Natural heritage and cultural values:** The survey responses show a concern for protecting natural water quality features, prioritizing wetland protection, and recognizing key locations for their natural and cultural heritage values.

**Public access and recreation:** There is a desire to keep the water's edge accessible to all, with no private development limiting free access to the bay and beaches.

These themes reflect a community that is deeply concerned about the environment and eager to see tangible improvements in the management and protection of Hamilton Harbour and its surrounding natural areas.

## Appendix C. Virtual Public Meetings

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### Virtual Public Meeting 1 – May 2, 2024

*Please reference section 3.4 of this report for an overview of the meeting.*

*This report has been prepared by AECOM to provide the City of Hamilton with a summary of the feedback captured at the virtual public meetings held on Thursday, May 2, 2024.*

#### Questions and Answer Period

*The Questions and Answers received during the public meetings are summarized below. Participant questions are noted with a “Q” and comments with a “C”. Project Team answers are noted with an “A”. Note that this is not a verbatim account but is instead a concise summary of the discussion.*

**Q1:** Tips are good, but there are contradictions because the City's horticulture team doesn't prioritize native plants. City medians are full of non-native, tropical plants.

**A1:** That's a good point and this is what we're trying to flesh out in public engagement. So, when we state that we are looking to address what the City can do on our lands or operations – this is an excellent example. This is not currently an action, but we can definitely look into it and work with the City's horticultural team.

**Q2:** Can you clarify what to do with the water from pools? What should be the protocol. There's conflicting information on the website and bylaws.

**A2:** If it's possible to run a hose into your laundry tub, that is the best way. That way the water can drain down to the sanitary system and be treated at the wastewater treatment plant. If that is not possible, the best thing to do is discharge the water onto your lawn for as much space as possible before it hits the street. If you have chlorinated water, allowing that chlorine to dissipate for a couple of days prior to discharging it is always best practice.

**Q3:** Have you considered strengthening the protection of existing natural resources in order to help prevent flooding. For example, wetlands not developed.

**A3:** There are actions that came out of the Natural Asset initiative, Grindstone Creek Project, which was a partnership between the Royal Botanical Gardens, the City of Burlington and the City of Hamilton and it had ten recommendations and many within the care and control of the City are being taken forward.

**Q4:** Could you confirm how Indigenous people are being consulted?

**A4:** We have reached out to the Huron-Wendat Nation, the Mississauga of the Credit First Nation, the Six Nations of the Grand River and to the urban Indigenous community via the Circle of Beads for comment on the plan and we are tracking their input.

**Q5:** Could you talk about the funding for the plan?

**A5:** Based on public feedback prioritized actions, we will work with our consultant AECOM to help budget an estimated cost, and then we'll work with our City's financial division to create a financial plan that will be presented to Council in the fall of this year. It will have alternatives in it, but then ultimately it will be Council's decision on the plan going forward.

**Q6:** What is the most problematic issues impacting the harbour right now?

**A6:** I would say that limiting nutrient additions would be the main priority. Limiting nutrients would support improved oxygen conditions, decreasing algae growth, and better plant and animal health. Reports from the HHRAP note that the majority of the nutrient additions are now coming from non-point sources, such as runoff from roads, fields, lawns, ditches and creeks. If we can limit these nutrient additions, from these non-point sources, then we could slowly see this the health of downstream water bodies improving.

**Q7:** What is the most problematic issues impacting the harbour right now?

**A7:** I think right now, we're focusing on the fact that we have a very strong environmentally minded Council. After the unfortunate events that caused a spill from one of our CSO tanks, Council made this a priority and has identified this as a Council term priority. It is great that Council recognized the importance of this work, but direction can certainly change as the priorities of Council change over time. But for now, it is a high priority.

**C1:** Looking forward to seeing some changes to have more urban tree canopy, green spaces, low impact development and native plants!

## **Virtual Public Meeting 2 – August 20, 2024**

*Please reference section 3.4 of this report for an overview of the meeting.*

*This report has been prepared by AECOM to provide the City of Hamilton with a summary of the feedback captured at the virtual public meetings held on Tuesday August 20, 2024.*

### **Questions and Answer Period**

The Questions and Answers received during the public meetings are summarized below. Participant questions are noted with a "Q" and comments with a "C". Project Team answers are noted with an "A" and responses with an "R". Note that this is not a verbatim account but is instead a concise summary of the discussion.

**Q1:** I would like to understand what provisions are being put in place for (rural) property owners (I'm rural so interested in that specifically) whose properties are lower than City roads and therefore the "runoff" comes from the city to my property rather than vice versa which seems to be what the tax is intended to address.

**A1:** The stormwater fee and the Plan are two separate programs, but they do intersect. Many of these actions that we're speaking of today, if approved by Council, may be funded from the new stormwater fee, but the Plan looks at issues that may negatively impact the water quality of our watersheds.



Regarding the stormwater fee, the City is working through incentive programs and incentive programs will be ready six to eight months prior to enacting the stormwater fee.

**Q2:** Given the significant increase in frequency and extent of algal blooms in Hamilton Harbour, while also acknowledging the number of watersheds flowing into the Cootes Paradise marsh, a protected area of ecological significance, is it enough to implement LID measures to address erosion and sediment control when the City still continues to develop in natural spaces?

**A2:** That's a good point. LIDs are not enough. On their own, they will not do enough, that's why we are implementing a comprehensive plan. So, just because we're going to tackle the highest priority first doesn't mean the other ones get left behind. There are iterations of the plan moving forward. Many of these actions are meant to specifically limit phosphorus and nitrogen entering our water bodies from any area of the City and ultimately getting to Hamilton Harbour or Cootes Paradise. We're also very optimistic with implementing our natural asset initiative so that we can start accounting for natural assets, making more informed financial decisions on it and implementing policies to protect those natural assets.

I would just add to that, Council supported a motion last Friday to have City staff return with a strategy for preventing algae blooms in future years. We're at the very initial stages of that as well. So, we are going to do a deeper dive into the algae bloom issue specifically, but that will be outside of this Plan. The actions within this plan are more of a long-term approach, and reducing the nutrients that are within the City that are going to the watershed.

**Q3:** Related to that, could you speak to some of the common sources of the phosphorus pollution or the nutrients that we're seeing. What are some of those sources?

**A3:** Algae growth is a naturally occurring process. However, the increase algae growth that we're seeing this year is likely a combination of issues. The problem has likely been made worse based on the amount of rainfall that we've received in Hamilton. We received roughly the same amount of rainfall in the first half of 2024, then what we received in all of 2020, or in all of 2022. So, with this intense rainfall, we end up getting more combined sewer overflows. In addition, these rainfall events also carry a large sediment plume into the Harbour from poor agricultural practices and from urban runoff. There is also more erosion within our watercourses. The rainfall events also resuspend historical pollution that has occurred within the Harbour. All these sources increase the loadings in the Harbour, and coupled with sunlight, you get this large proliferation of algae.

It should also be noted that temperatures were a lot warmer throughout the winter. We didn't have the snowpack. We didn't have the ice coverage over the Harbor. So, this would all contribute to increased water temperatures and help that growth of algae (algae blooms and blue green algae or specifically, cyanobacteria). So, there's a lot of factors that are causing what we're seeing out there today.

**Q4:** Big, long studies are great to manage the project over time, however sometimes immediate actions need to be taken. For example, the huge cyanobacteria problem at Bayfront Park and other nearby places in Hamilton Harbour. Please explain how fast you can move to action to prevent or facilitate clean up. How often is Bayfront Park waterfront being monitored? Daily, Weekly, Monthly, longer? Where can citizens of Hamilton successfully contact a group to tell of potential water hazards such as cyanobacteria. City Hall, Safe Water and Spill Control were not able to provide information and/or did not return my call. As global warming is becoming more substantial each year, do you have proactive thinking in place. How can the public better know the of results of water problems such as cyanobacteria super growth in relation to recreational water use, safety to the public health risks? I want to know on a weekly basis if the water is safe for paddling sports, please advise where I can get this information.

**A4:** I would just say, that's what we're going to. We're going to investigate that with this recent council motion that just passed on Friday. It's something that is in the very initial stages, but we're going to look at short term solutions as well as medium and long-term solutions. We're also going to look at some of our municipal partners to see what they are doing since this is not an issue unique to Hamilton. It's something we're seeing across Canada and across North America.

We've looked at this species of algae, and we have an internal microbiologist. The species of algae that's causing this issue right now is decaying. And that's what's causing the odors and the aesthetic issues that we're having down at the Harbour right now. The problem is that there is no real way to eliminate that algae. We had a bloom like this back in 2021 and the City took action to vacuum up some of the algae that was floating along the surface in the shoreline. We learned a few things from that exercise, mostly that it was probably the worst thing that we could have done. What happens with these algae is that as you touch it (like with a vacuum truck or as boats drive through it) it starts to regenerate itself. As it's fragmented it proliferates even more which cause more problems. In 2021, about 72 hours after most of the material was removed, it had returned. So, it really is not a sustainable option for disposal. And speaking of disposal, the only option that we had then and still have now, was to take that slurry that was vacuumed out of the harbour and dispose of it down into our sanitary sewer system, so that it would be essentially dealt with at our sewage treatment plant. This caused a lot of damage to our equipment; very expensive and labour-intensive maintenance issues that our staff had to go through and repair. Also, if the algae passes through our sewage treatment plant (which is not designed to treat algae) it could just move the problem down to the East side, so it would end up coming out of the Redhill Creek outfall, where we're already seeing some signs of algae growing. It would just exacerbate the problem and move it down to the other end of the city. At this point in time there's really nothing that can be done. We were hoping that the rain over the weekend will help to push some of the materials off the shoreline. Since we're not able to deal with the algae as it is right now, we're looking more at proactive measures for next year, so that we can prevent it from occurring in the future.

**Q5:** Is there anywhere that the public can go to check the safety level of the water on a regular basis?

**A5:** Yes, there is a public health water safety line. There's also discussion of a website as well.

**Q6:** Have you considered regenerative development and design principles, such as those proposed by the Regensis group?

**A6:** Thanks for the question, I'm not familiar with that. We did not consider that, but this plan is totally adaptive, so as new things come in, we can take them in. I will investigate this and see if it can be implemented. Note that this plan isn't just this group here, it will be a bigger effort through all departments. I don't know enough about it, but my guess is I'll have to include some planning and economic development staff in the conversation to see if it has been investigated before, and if not, we would start doing that.

**Q7:** The Hamilton Harbour Area of Concern is clearly not complete or can be considered cleaned up, so can we be sure that the area of concern status will remain open. So, sources of funding and other resources from both the provincial and federal governments continues to flow clearly. The municipality cannot do this on their own.

**A7:** Thanks for the question. You are absolutely correct. We cannot do this on our own. The HHRAP has a team called BAIT, the Bay Area Implementation Team, that is made up of staff from Hamilton and Burlington, industry staff, Conservation Authorities, the RBG and representatives from the Ontario and Canadian governments. Also, there is a process that each AOC must follow. They have 14 beneficial use impairments, and all 14 have to be addressed before they're allowed to delist. When they address each beneficial use impairment there's a report that's made public for comment to show how it's been fixed. So

what was it before, and what is it now, based on science. It's all reported, and public has their say, and then, based on that, the status could change. And they have to do that 14 times before it's an area in recovery. So yes, absolutely it will stay open. And we will absolutely look forward to assistance from higher levels of government in implementing some of our actions, and even supporting our partners in implementing their plans.

**Q8:** I noticed that none of the school boards or independent schools are listed as partners. They are some of the largest property management organizations and connect with all of our children for potential learning and modeling of green infrastructure. School grounds are perfect learning landscapes for demonstrating green infrastructure.

**A8:** Great question and we'll definitely take this back. We partnered with, or mainly with, Green Venture and the Bay Area Restoration Council (BARC). They do a lot of in classroom work or have students that they teach as well. We also have our own outreach program here in Hamilton Water that targets students as well, especially through our water festival that happens every year with great engagement from all of the schools. So, it's definitely something we can maybe incorporate into that. Since that's already an existing program with all schools.

**Q9:** So many homeowners are covering their lawns with artificial turf or paving their front yards. Is the City doing anything to stop this from happening?

**A9:** I'm not sure if there's a bylaw in effect that's not being enforced or if we need to create a new bylaw or more stormwater education, to at least inform those homeowners of what they're doing and the impacts to the surrounding area, especially their neighbours or the watersheds that they're in.

We would certainly take that back to our site plan folks and planning just to understand what their role is, if any, with those types of applications, whether it be paving over front lawns or things like that. I don't believe that there is a bylaw in place for artificial turf. But we could look into this.

**Q10:** I'm wondering if someone could speak to the prioritization of actions again. How is runoff in the rural area is a higher priority than salt management?

**A10:** We would need to look at the evaluation, but my guess on that one is probably the fact that there is already a salt management program so it probably didn't make the top of the list only because the program already exists. And really, what we're looking to do with that program under this action plan is to enhance it, and to apply the watershed lens even more so than it already was when the program was approved a few years ago.

And I would just add that it in terms of scoring, it could be very, very close. I haven't looked at the actual specific scoring between the two of them. We're going to create a resources requirement for each of the various actions. So, Council could approve more or fewer actions. And then it's going to be an iterative and adaptive management approach. So, if it's first or second, it doesn't really matter. In this case, as both of those will likely be moving forward as long as we have the resources and we get Council approval.

**Q11:** The Council of Canadians has accredited many Canadian municipalities as blue communities. Hamilton did not qualify due to a public private partnership element to wastewater. Is there still a public private partnership element to the water wastewater system in Hamilton, and can Hamilton be recognized as a blue community now?

**A11:** I'm not familiar with the blue community program. But I will look into it. The only aspect that I'm aware of that is a public private partnership (PPP) is our biosolids facility at our wastewater treatment

plant – and that still is PPP program. I will definitely look into the program if that still pushes us out of being qualified or not.

**Q12:** With respect to pending action number four, phosphorus entering Desjardins Canal, any and all increase in urban expansion and Waterdown will also introduce phosphorus into Cootes since the Waterdown treatment plant was dismantled. Given the situation, how do you propose to address the phosphorus problem short of a complete upgrade to the Dundas treatment plant?

**A12:** There's a two-part answer here. For those unaware, the Waterdown plant was decommissioned. Waterdown's wastewater goes to a diversion tank just outside of the Dundas wastewater treatment plant. If the plant can take it, it does, if not, it is pumped to Woodward. So, Waterdown isn't solely treated by Dundas alone. It's only when Dundas can take it that it does otherwise all of it is pumped to Woodward. Your question is timely because we are actually looking to upgrade the Dundas wastewater treatment. We are in our initial stages, so stay tuned for that.

There's a report going to Public Works Committee on that. I believe it's September 30th – I could be off a little bit on that date. But it's at the end of September.

I should just add too in terms of Desjardins Canal. Specifically, we are looking at a couple of different projects to try to limit the amount of phosphorus that's moving into Cootes from Desjardins Canal. We've piloted a capping system so potentially like putting a chemical down to help fix phosphorus within the canal. We've also looked at potential other ideas like dredging or putting a sediment cap on top of the canal. So, there are things that we're looking into. And we're looking into what thing would be most effective at ensuring that that canal doesn't increase phosphorus loadings into Cootes Paradise.

And I'll just conclude that that the work mentioned and the plant are both in coordination with our partners at the RBG.

**Q13:** Most, if not all, of these actions, have been identified many times over in the past decades within the Hamilton Harbour Remedial Action plan which began in 1986. So, one wonders why this plan is being done yet again, and why the well understood issues have not been fixed already.

**A13:** That's a great question. In response to the Chedoke Creek incident, one of the Council directions was for the City to recommit to the remedial action plan process. Staff had not "uncommitted", but there wasn't a one-window approach or one single touchpoint for the HHRAP at the City. There were several City partners, City departments that were involved in various actions through the years. No one was monitoring or tracking from a holistic point of view where those actions were in the process, and due to that, a lot of things fell through the cracks. But there has been a lot of really great work done over the years. A lot of investments by City Council and past City Councils. Over 500 million dollars has been invested in the past two to three decades on improving water quality, including wastewater treatment system upgrades, our real time control program, all of our CSO tanks – all of these are under the Clean Harbour Program. From a planning perspective this team, formed in 2021, was created as the one touch point that could keep a handle on these actions and ensure that they are completed. The Plan has also become a Council term of priority so it requires more frequent updates to Council. So, we will make sure that things are done that were developed but not fully actioned in the past.

**Q14:** How will the City's acknowledgement of a climate emergency be reflected in the plan? Is there a sense of urgency to mandate that all new developments have a net zero stormwater and sanitary water discharge as an example.

**A14:** We link our plan to both the Biodiversity Action Plan and the Climate Action Strategy through the scoring. One of the criteria was: Does it support the Biodiversity and Climate Action strategies? The way I see it in my brain is as a Venn diagram. You have your three bubbles, all three plans, and then there's

an overlapping piece and in that overlapping piece there's many actions. When it comes to mandates on all new developments, that's a policy question. But I can definitely ask our team in planning and economic development – what policies are in place for developers to follow and how those can be enhanced? I believe that's even in our Action Plan, I think, in the pending group of actions. I can get back to the commentor on that.

**Q15:** Has there been consideration of farm tile drain systems? So, these dry out fields in the spring, the water and nutrients are wasted to community drains, and the groundwater is not replenished. Years ago Agriculture Canada showed the drains could be caught in ponds and pumped back into the fields for higher corn yields. These may be a hidden problem.

**A15:** I don't think we've tackled farm tile drain systems within our action plan. I believe that they may help the environment by creating and releasing clean water rather than allowing surface water that's picked up lots of soil and runs off into the local water course. I'm not an expert on this but we can look into this further and work with our partners at the four conservation authorities.

**Q16:** Bubble machines would help with stagnant water at the foot west of Bayfront Park, and the question would be, why can we not find a secure way to add them?

**A16:** The motion that we received from City Council on Friday is to look at preventative methods to ensure that these blooms don't get to this point. Unfortunately, because of the current bloom and the sort of characteristics that I spoke to earlier about this species of algae, if we were to install a bubbler now, it would probably exacerbate the situation because it would just break up the algae rather than eliminate it completely. So, bubblers are great when you have them installed ahead of time before these blooms get to this point. But it also doesn't keep the cyanobacteria from happening. There are a number of private bubblers that are installed in some of the marinas down by the harbour front. You'll see that there isn't a lot of that sort of floating mass in those areas, but the water is still bright green, so the bacteria is still there. The water is still not safe to enter and really, the material is getting pushed into public use areas. Bubblers do work in some instances, if it's used as a preventative tool – in this particular case it would not work.

**Q17:** Could there be a webcam linked to the monitoring team. So that it can easily be, or more easily be dealt with earlier before it gets too big?

**A17:** Currently there is no monitoring team. The motion from last Friday was giving the Department of Public Works the direction to create a monitoring team where we can resource these actions appropriately. So we can plan for them and do research and ensure that we're doing the right things, and not just reacting to something and potentially causing more damage than good. That's something that's going to hopefully help us for the future. But it doesn't necessarily help us for right now.

**Q18:** To what extent might permeable surfaces on City property and private property reduce the overflow of sewage and/or groundwater into Cootes Paradise and Hamilton Harbour, and help reduce the need to expand holding tanks or the capacity of sewers to manage huge rainfall.

**A18:** I'm not sure about the extent of the impact without doing the engineering behind and finding out the square footage of what is being converted versus the impact on the combined sewer catchment area. But anything and everything helps. So, your rain gardens and disconnecting downspouts, like the Project Team mentioned – capturing it where it falls, and infiltrating into the ground. Which is what the permeable surfaces would do.

We're looking into this more with our friends in the climate office and reviewing what other municipalities have done. For example, the City of Montréal has "sponge parks" that have seemingly been very effective in managing large storms. These types of solutions are always top of mind for us.

**Q19:** How can people find out about the specific details of the various pending actions. So, for example, how are these actions being implemented, and how is their effectiveness being assessed?

**A19:** We have two kinds of documents. One is the plan itself, which is online for review in draft form with the pending and funded actions all listed. We will also have the recommendation report which is what actions we'll recommend to take in the first iteration of the plan. It will also include alternatives for Council's consideration, so they will determine what we have resources for. So, all of that will be in the report and it will include a section on monitoring, but it may not be as detailed as the commentor is suggesting. Just a general comment on monitoring and how we can monitor certain projects. In some cases, we can't effectively monitor them. But in other cases, by monitoring the action, the action actually becomes cost prohibitive. So it makes sense to just do the action. Some are just easy. Let's do it. It makes sense. It's known throughout the industry as a successful thing, and we just do it. And then others do come with a heavier price tag or resource requirement, and those would have monitoring programs behind them so that we can adjust as we move forward to see how effective those actions are. But, I can't give you specifics here. We don't have those yet. Once Council approves our plan, everything will be posted online, and you'll be able to see the first phase of that plan. And then, as each action is tackled, we will be reporting back to Council on an annual basis.

I just wanted to add that some of the solutions cannot be monitored, like the floating treatment wetlands. There's one floating treatment wetland at the mouth of Chedoke Creek in Cootes Paradise – we know that it's helpful. We know that it's impactful. But we don't have a way to measure that.

**C20:** Just a big thanks for the diligent and well-articulated answers!

# Appendix D. Pop-Up Informational Booth Content

Includes two 2' x 3' panels and one double sided 4" x 6" postcard.

**Panels:**

## City of Hamilton Watershed Action Plan

The City of Hamilton is developing a Watershed Action Plan to support Hamilton Harbour and protect our watersheds.

### Protecting our watersheds

A watershed is an area of land that drains rainfall and snowmelt into streams and rivers which then flows into a larger body of water such as Lake Ontario.



**Why should we protect our watersheds?**

- Healthy watersheds provide opportunities for recreation, such as kayaking, canoeing, boating, and fishing.
- Healthy watersheds create ideal conditions for thriving wetlands, rivers and lakes.
- Healthy watersheds contribute to the local economy by boosting tourism and beautifying the area.




### Supporting Hamilton Harbour

Hamilton Harbour was designated as an Area of Concern in 1987 due to serious water quality and ecosystem damage caused by:

- Combined sewer overflows
- Heavy industry
- International shipping
- Stormwater runoff from homes, farms and businesses carrying contaminants
- Dumping chemicals, paints and other harmful materials into the storm sewer system

**Why do we need this Plan?**

‘Delisting’ Hamilton Harbour as an Area of Concern will represent an important milestone in ecosystem protection and rehabilitation.

## City of Hamilton Watershed Action Plan

### Taking action to protect our watersheds and support Hamilton Harbour

**What type of actions is the City considering?**

**Water Quality Actions**

- Improve management of road salt
- Enhanced street sweeping and catch basin cleaning
- Complete restoration at erosion sites

**Water Quantity Actions**

- Increase urban canopy cover
- Incentivize Low Impact Development
- Improve irrigation control on sports fields

**Natural Habitat Actions**

- Convert Bayfront Park beach into a harbour front wetland
- Daylight creeks
- Review tree removal policies

**Outreach and Education**

- Provide information on stormwater management
- Create Low Impact Development training programs

**What can the public do to help?**

- Avoid single-use plastics
- Use environmentally friendly alternatives to salt
- Reduce car washing at-home
- Only snow and rain should enter catch basins
- Pick up pet waste and throw it in the garbage
- Plant native trees and shrubs
- Bring household chemicals to a Community Recycling Centre
- Improve stormwater management at home by reducing runoff from your property
- Grow your lawn longer and limit fertilizer and pesticide use
- Never flush garbage down the toilet and always properly secure on collection day
- Fill out the Watershed Action Plan survey!



### Examples of Non-Point Source Pollution

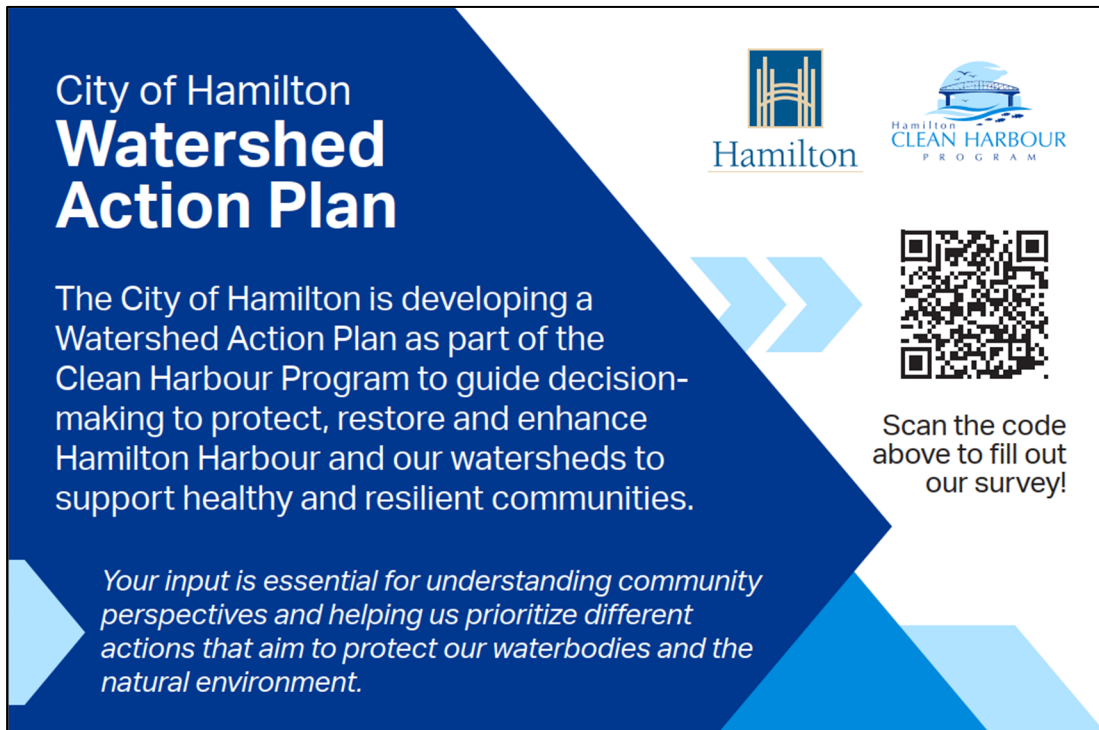


**Have your say!**

Visit [engage.hamilton.ca/watershedactionplan](https://engage.hamilton.ca/watershedactionplan) by scanning the QR code to learn more and fill out our survey.



Postcard:




**City of Hamilton  
Watershed  
Action Plan**

The City of Hamilton is developing a Watershed Action Plan as part of the Clean Harbour Program to guide decision-making to protect, restore and enhance Hamilton Harbour and our watersheds to support healthy and resilient communities.

*Your input is essential for understanding community perspectives and helping us prioritize different actions that aim to protect our waterbodies and the natural environment.*

Hamilton  
CLEAN HARBOUR PROGRAM



Scan the code above to fill out our survey!



### How to help the Harbour and our watersheds

-  Avoid single-use plastics
-  Use environmentally friendly alternatives to salt
-  Reduce car washing at-home
-  Only snow and rain should enter catch basins
-  Pick up pet waste and throw it in the garbage
-  Plant native trees and shrubs
-  Bring household chemicals to a Community Recycling Centre
-  Improve stormwater management at home by reducing runoff from your property
-  Grow your lawn longer and limit fertilizer and pesticide use
-  Never flush garbage down the toilet and always properly secure on collection day
-  Fill out the Watershed Action Plan survey!

Learn more at:  
[hamilton.ca/watershedactionplan](http://hamilton.ca/watershedactionplan) | [engage.hamilton.ca/watershedactionplan](http://engage.hamilton.ca/watershedactionplan)





**Appendix C. Implementation Strategy for the First Phase of Pending Actions**

("+" indicates that the action will result in further funding requirements based on the findings from the first phase)

Ranking	Action	Type of Project	Project Timeline	Objectives	Estimated Cost of Implementation	Implementation Plan
1	Collaborate with other agencies and organizations to further implement, present and share best management practices to reduce phosphorus and sediment runoff in the rural area.	Policy / Program	Short-term (1-3 years)	1. Pollution Reduction 3. Education and Outreach	\$450,000	Plan: Work with Conservation Authorities to complement their existing plans, to ensure the rural area is using best management practices.  Financial: Estimated cost is expected to cover the entire action. Includes developing tools, creating communication materials and organizing outreach initiatives. Funds to support programs that incorporate best management practices within the rural watershed would also be included.
2	Strengthen the salt management plan by enhancing the water quality lens when applying salt across City infrastructure	Operations & Maintenance	Short-term (1-3 years)	1. Pollution Reduction 2. Infrastructure and Operational Improvements	\$150,000 +	Plan: Limit the amount of salt released through controlling / monitoring the salt spreader functions and quantifying and/or reducing quantity of material required and sand entering the stormwater system.  Financial: Estimated cost is expected to cover a review of the salt management plan including identifying gaps and any associated recommendations.
3	Develop and implement a business case for additional staff for a stormwater monitoring and enforcement program.	Policy / Program	Short-term (1-3 years)	1. Pollution Reduction 2. Infrastructure and Operational Improvements	\$700,000	Plan: Develop a business case for Council's consideration and begin implementation, if approved with the additional staff and equipment for the resulting stormwater monitoring and enforcement program.  Financial: Estimated cost is expected to cover the action, including the initial staffing and equipment needs (any staffing requests will be brought to Council for consideration, once developed).
4	Address opportunities to reduce phosphorus inputs within the Desjardins Canal.	Capital / Study	Short-term (1-3 years)	1. Pollution Reduction	\$250,000 +	Plan: Continue to identify non-point sources of phosphorus entering Desjardins Canal. Includes working with area partners to address possible phosphorus releasing from the existing sediment.  Financial: Estimated cost to cover investigative work and subsequent recommendations. The cost for larger capital works will be requested separately, once developed.
5	Review the inventory of watercourse erosion sites and prioritize remedial action at appropriate locations.	Capital / Study	Short-term (1-3 years)	1. Pollution Reduction	\$750,000 +	Plan: Conduct detailed field assessments of identified watercourse erosion sites and produce rehabilitation designs for prioritized sites for contractor implementation.  Financial: Estimated cost to cover investigative work, subsequent recommendations and some preliminary design work. The cost for larger capital works will be requested separately, once developed.

**Appendix C. Implementation Strategy for the First Phase of Pending Actions**

("+" indicates that the action will result in further funding requirements based on the findings from the first phase)

Ranking	Action	Type of Project	Project Timeline	Objectives	Estimated Cost of Implementation	Implementation Plan
6	Strengthen the snow management plan by enhancing the water quality lens when managing snow across the City.	Operations & Maintenance	Short-term (1-3 years)	1. Pollution Reduction 2. Infrastructure and Operational Improvements	\$2,000,000	<p>Plan: Evaluate and purchase additional snow removal equipment and/or contract services to more regularly remove snow from the urban areas and truck it from sidewalks, bike lanes and roadways to a snow disposal facility. Includes ensuring best management practices are followed for the existing Upper Ottawa location.</p> <p>Financial: Estimated cost is expected to cover a review of the snow management plan including identifying gaps and any associated recommendations with additional funds available for some equipment and/or contract services.</p>
7	Strengthen the catch basin program with the use of improved sediment capture technologies and/or increased cleaning frequencies in critical areas throughout the City.	Operations & Maintenance	Short-term (1-3 years)	1. Pollution Reduction 2. Infrastructure and Operational Improvements	\$1,200,000	<p>Plan: Coordinate next steps, if any with regards to catch basin sediment traps. Also includes reviewing the current level of service and evaluating increasing the frequency to reduce sediment entering the watercourse.</p> <p>Financial: Estimated cost is expected to cover a review of the catch basin program including identifying gaps and any associated recommendations with additional funds available for some equipment and/or contract services.</p>
8	Develop, review and/or improve policies to protect existing natural assets.	Policy / Program	Short-term (1-3 years)	4. Regulatory and Policy Development 5. Biodiversity and Habitat Enhancement	\$250,000	<p>Plan: Ensure that future land use changes considers the value of existing natural assets and their role in service delivery, as natural assets provide both operational services (such as stormwater management) to local governments and many co-benefits to the local population and the natural environment. Includes tracking the use of natural assets to support their protection and enhancement, particularly where they provide significant operational services and co-benefits.</p> <p>Financial: Estimated cost is expected to cover the entire action. Funding will be used to support staff time to develop policies, public engagement, reporting, and reviewing existing policies and identifying gaps to ensure alignment with best management practices.</p>
9	Develop, review and/or improve the street sweeping program in critical areas throughout the City.	Operations & Maintenance	Short-term (1-3 years)	1. Pollution Reduction 2. Infrastructure and Operational Improvements	\$750,000	<p>Plan: Evaluate and implement enhancement to the street sweeping program to increase street sweeping in identified urban areas of the City and purchase required equipment, if needed.</p> <p>Financial: Estimated cost is expected to cover a review of the street sweeping program including identifying gaps and any associated recommendations with additional funds available for some equipment and/or contract services.</p>

**Appendix C. Implementation Strategy for the First Phase of Pending Actions**

("+" indicates that the action will result in further funding requirements based on the findings from the first phase)

Ranking	Action	Type of Project	Project Timeline	Objectives	Estimated Cost of Implementation	Implementation Plan
10	Install low impact development projects in priority areas.	Capital / Study	Short-term (1-3 years)	1. Pollution Reduction 2. Infrastructure and Operational Improvements	\$1,000,000 +	Plan: Investigate areas within the City that are most susceptible to flooding and/or that are contributing to combined sewer overflows. Once identified, work to design and implement Low Impact Development projects that include operation and maintenance requirements.  Financial: Estimated cost is expected to cover the action with additional funds available for some initial Low Impact Development projects.



Hamilton



# City of Hamilton Watershed Action Plan

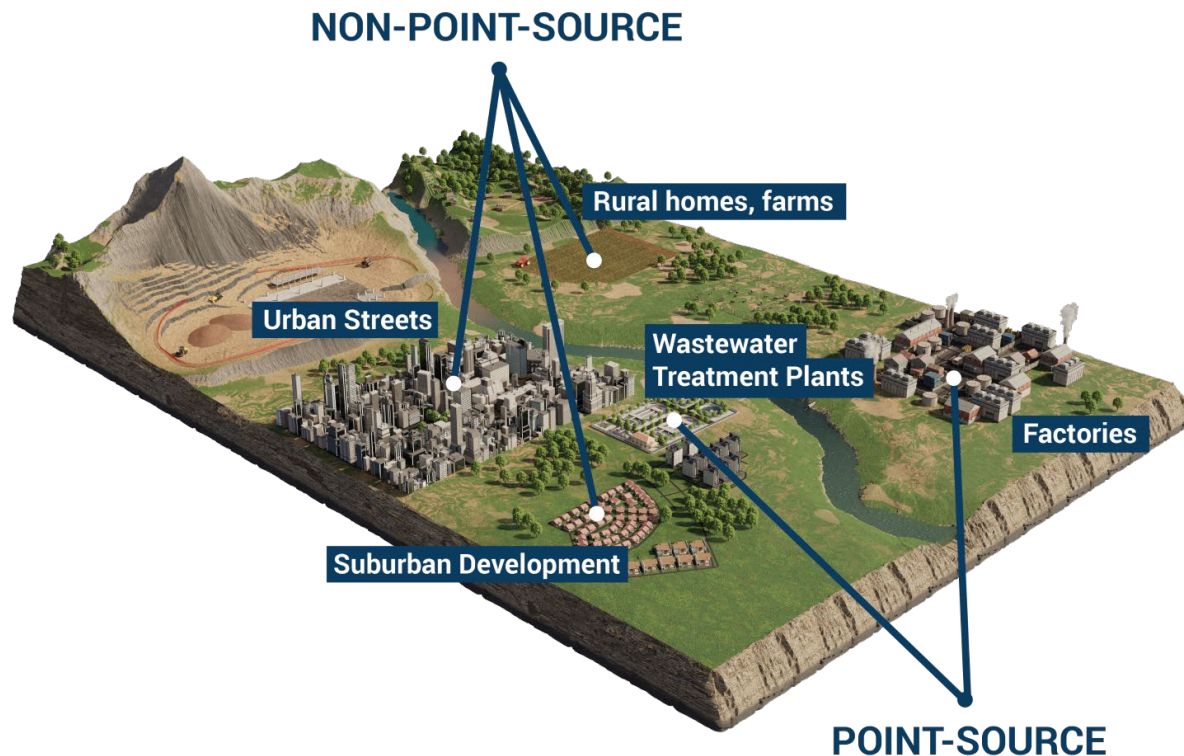
November 6, 2024



A Hamilton that is proud of its healthy waters that support nature, recreation, and flood management, and realized through the City's commitment to environmental stewardship.



## Sources of Water Pollution



With the support of community partners, the City will plan and implement targeted actions that **address non-point sources of pollution** and will contribute to the health of Hamilton Harbour and surrounding tributaries, enhance public engagement, and foster sustainable watershed management practices.

# OBJECTIVES

## Objective 1: Pollution Reduction

- Significantly reduce non-point source pollution
- Address critical pollutants such as phosphorus and nitrogen

## Objective 2: Infrastructure & Operational Improvements

- Upgrade and enhance stormwater management systems to handle future conditions under changing climate scenarios.
- Promote and facilitate the adoption of green infrastructure and low impact development practices.



## Objective 3: Education & Outreach

- Launch targeted educational and outreach programs.
- Provide resources and support for community-led initiatives that contribute to watershed health.



# OBJECTIVES

## Objective 4: Regulatory & Policy Development

- Review and enhance local policies to support effective watershed management.
- Develop incentives for private and commercial landowners to implement practices that contribute to watershed health.

## Objective 5: Biodiversity & Habitat Enhancement

- Identify and implement projects that protect and restore natural habitats within the watershed, focusing on biodiversity conservation.
- Collaborate with conservation authorities and environmental organizations to integrate biodiversity goals into all aspects of watershed management.



- 1. Term of Council Priority** - Priority 1: Sustainable Economic and Ecological Development details an outcome (#4) where City green space and waterways are protected.
- 2. Council Motion** - That the City recommit to the water quality objectives in the Remedial Action Plan process.
- 3. Senior Leadership Team Direction** – To create a touchpoint for the Hamilton Harbour Remedial Action Plan and conduit to Senior Leadership Team and City Council.
- 4. Chedoke Water Quality Improvement Framework Study** – Recommended the creation of an advisory committee.

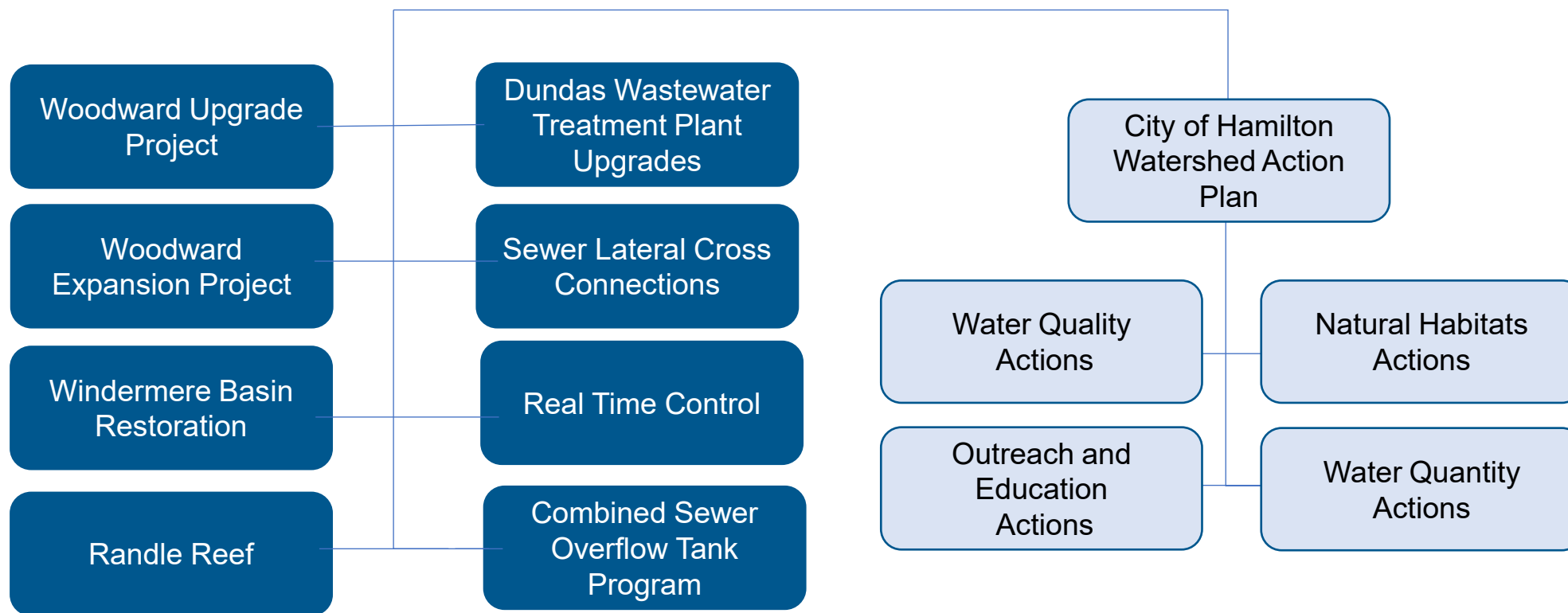


# CLEAN HARBOUR PROGRAM



## Point Source

## Non-Point Source



# LIAISON COMMITTEE

## **City of Hamilton**

Public Works

Healthy & Safe Communities

Planning & Economic Development

## **Partners**

Conservation Halton

Royal Botanical Gardens

Hamilton Conservation Authority

Grand River Conservation Authority

Niagara Peninsula Conservation Authority

Hamilton Harbour Remedial Action Plan



# ADDITIONAL PARTNER WORKSHOPS

## External

Green Venture  
Environment Hamilton  
McMaster University  
Redeemer University  
Mohawk College  
Ontario Ministry of Transportation  
Urban Indigenous Community  
Six Nations of the Grand River  
Mississaugas of the Credit First Nation  
Bay Area Restoration Council  
Fisheries and Oceans Canada  
Environment and Climate Change Canada  
Ministry of the Environment, Conservation and Parks

## Internal

Recreation  
Transportation  
Waste Management  
Engineering Services  
Food & Water Safety  
Environmental Services  
Growth Management  
Water Outreach & Education  
Water & Wastewater Systems Planning  
Environmental Monitoring & Enforcement  
Water Distribution & Wastewater Collection

# PUBLIC ENGAGEMENT

## Public Engagement (April 15 to September 6)

- Engage.Hamilton.ca/watershedactionplan
- Virtual public meetings – May 2<sup>nd</sup> and August 20<sup>th</sup>
- Pop-up booths
  - Hamilton Open Streets Festival – May 26<sup>th</sup> and June 23<sup>rd</sup>
  - Carlisle Optimist Club's Annual Duck Dash – June 22<sup>nd</sup>
  - Bayfront Park Canada Day Celebrations – July 1<sup>st</sup>
- Online survey
  - Survey Open: April 15<sup>th</sup> to July 8<sup>th</sup>
  - Number of Submissions: 136
  - **97% of survey respondents feel that Hamilton Harbour, our waterbodies and natural environment are either very important or important.**



# SOURCE OF ACTIONS

## Previous Reports and Partner Input

### *Examples:*

Natural Assets Initiative  
(Grindstone Creek)

Chedoke Creek Water Quality  
Study

Hamilton Harbour Remedial Action  
Plan Recommendations



### Supporting Data

Surface Water Quality Program  
Conservation Authority Report  
Cards

## Capital Projects & Studies

- Dredging Works
- Floating Treatment Wetlands
- Golf Course Run-off Management

## Policy Changes & Programs

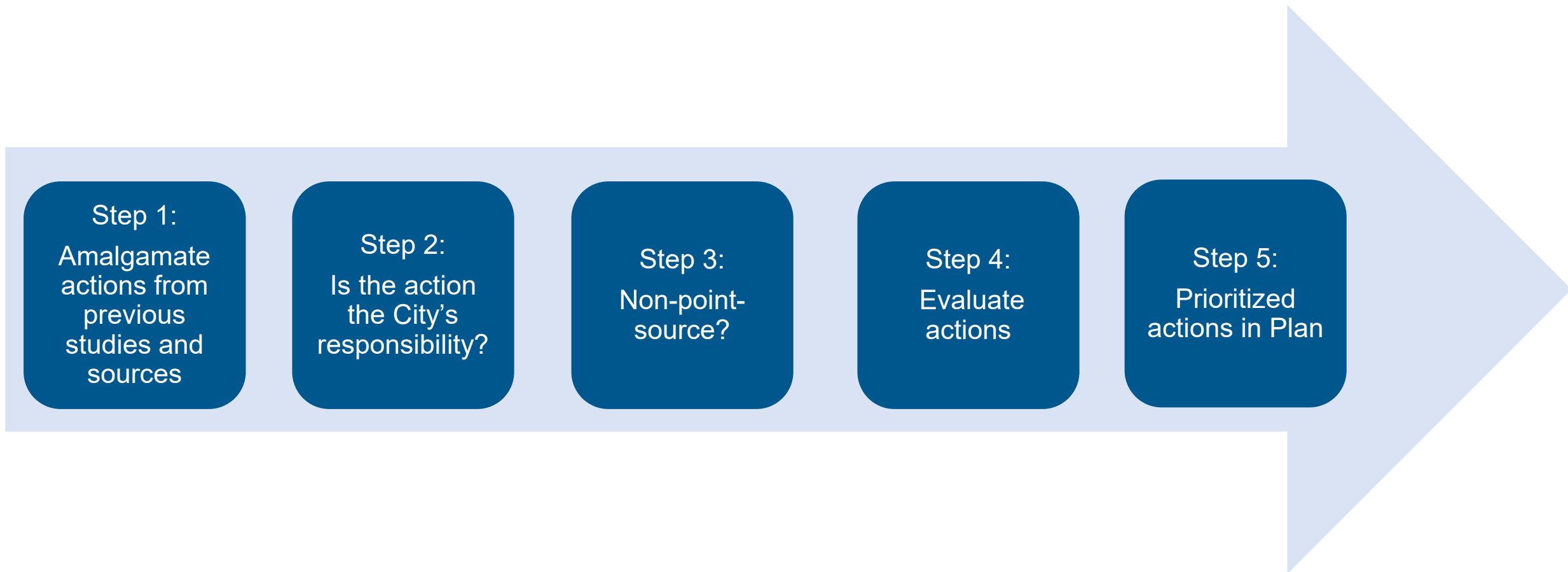
- Community Outreach
- Low Impact Development Policies
- Stormwater User Rate

## Operations & Maintenance

- Catch Basin Cleaning
- Salt/Snow Management
- Enhanced Street Sweeping

## Watershed Improvement Examples

# ACTION SELECTION AND PRIORITIZATION





# EVALUATING ACTIONS

## Environmental



Pollutant removal



Supports Climate Action Strategy and/or the Biodiversity Action Plan

## Economic



Initial and ongoing costs

## Social



Public priorities

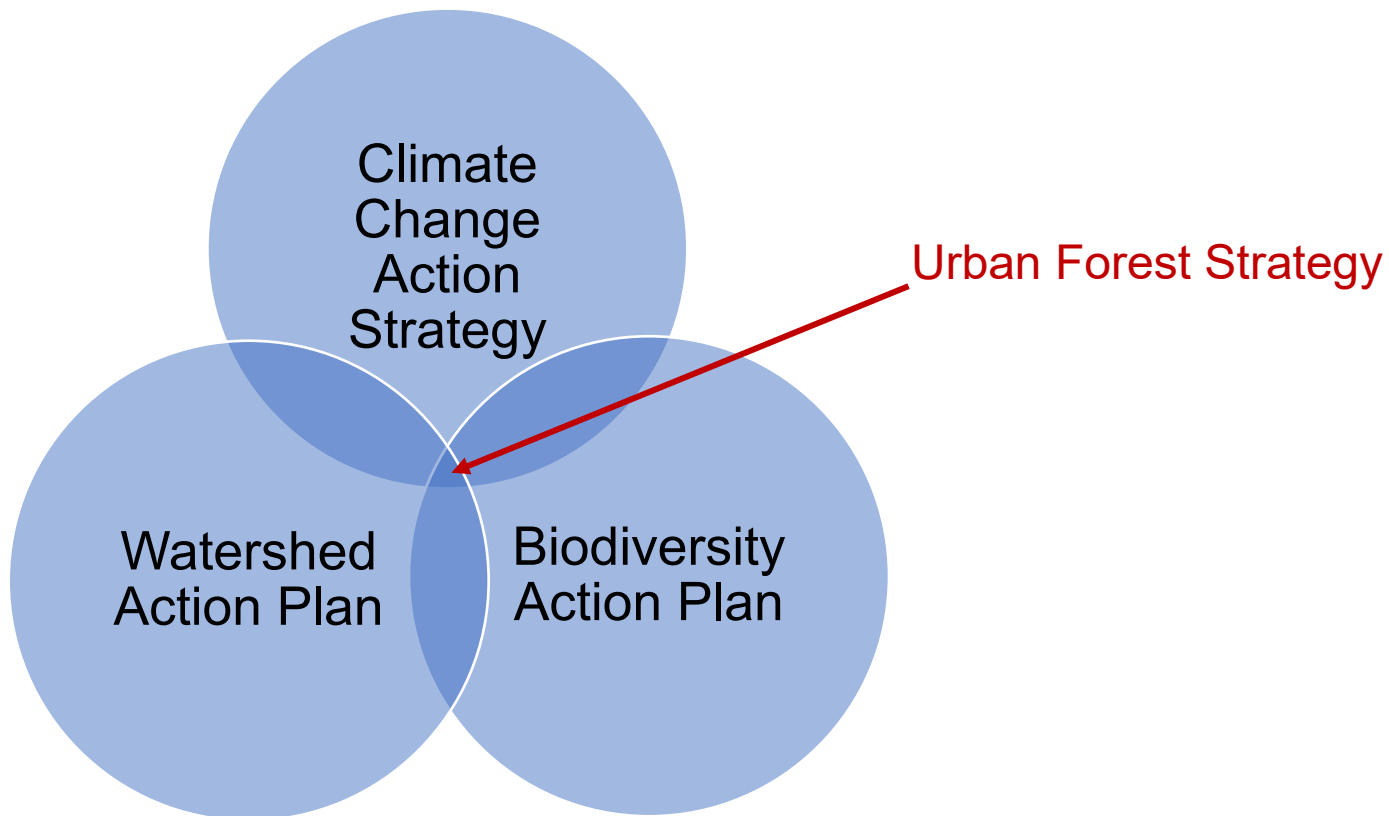


Benefits to residents, businesses and community partners

# CITY ACTION PLANS - COLLABORATION

***Example Action:***

*Investigate opportunities to increase canopy cover throughout the City*



# EXAMPLES OF FUNDED ACTIONS

- #1 - City Stormwater Rate
- #2 – Integrate Natural Asset Management
- #3 – Inventory and Repair Stormwater Management Facilities
- #4 - Increase Forest Canopy Coverage
- #5 - Enhance Real Time Overflow Monitoring Capabilities
- #6 - Inspect Erosion and Sediment Control Works on Construction Sites

**55 funded and 36 pending actions**

# PENDING PRIORITIZED ACTIONS

- #1 – Implement, Present and Share Best Management Practices to Reduce Phosphorus and Sediment Runoff in the Rural Area
- #2 - Strengthen the Salt Management Plan
- #3 - Develop and Implement a Business Case for a Stormwater Monitoring and Enforcement Program
- #4 - Investigate Opportunities to Reduce Phosphorus Inputs within the Desjardins Canal

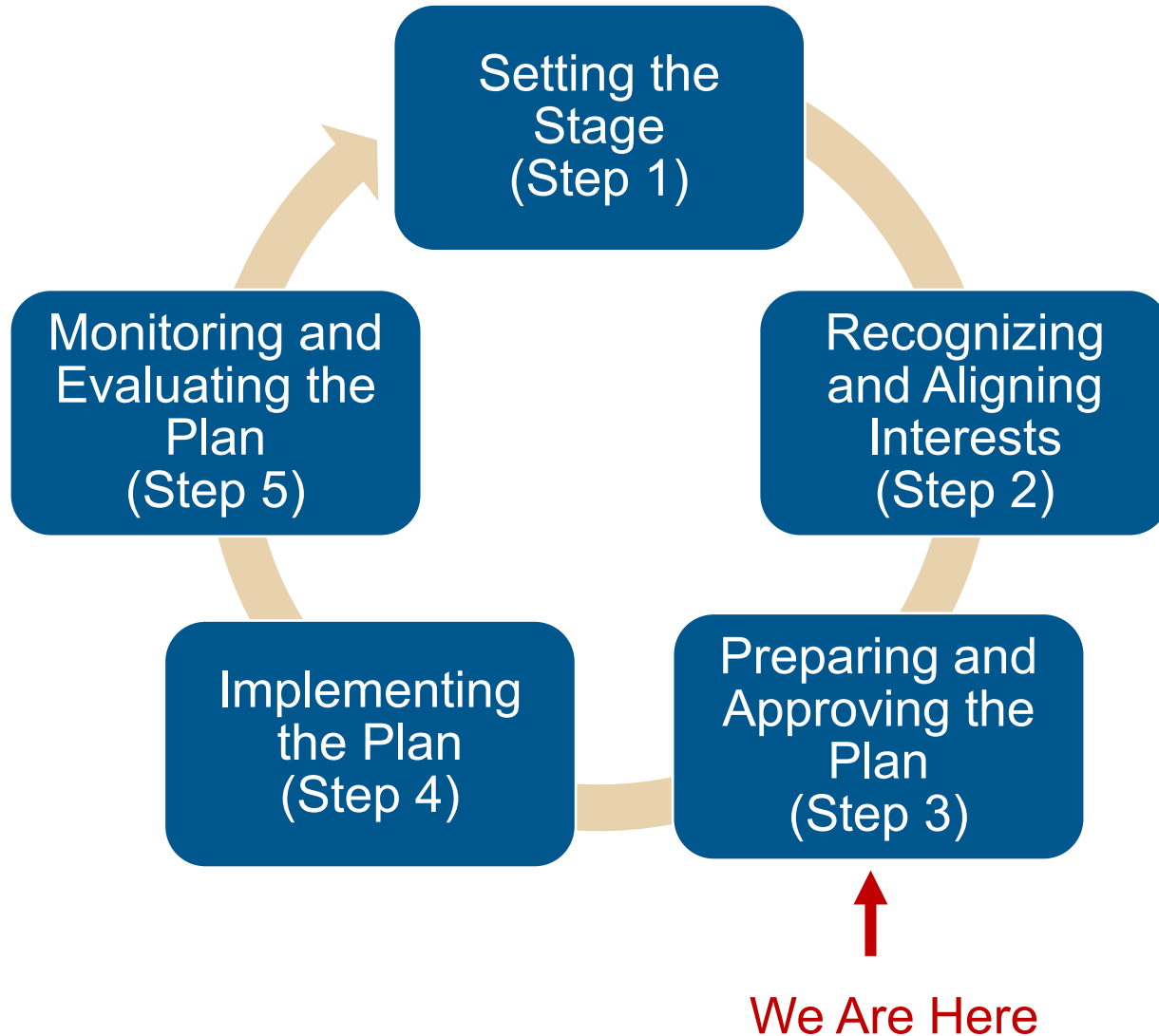


# PENDING PRIORITIZED ACTIONS

- #5 - Review the Inventory of Watercourse Erosion Sites and Prioritize Remedial Action
- #6 - Strengthen Snow Management Plan
- #7 - Strengthen the Catch Basin Cleaning Program
- #8 – Improve Policies to Protect Existing Natural Assets
- #9 – Strengthen the Street Sweeping Program
- #10 – Install Low Impact Development Projects in Priority Areas



# CURRENT STATUS



**Adaptive Management:**  
An approach that allows for acting under uncertain conditions based on the best available science and adjusting decisions as more information is made available.


# THANK YOU



Spencer Creek in Webster Falls Conservation Area. STOCK PHOTO



# INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	November 6, 2024
<b>SUBJECT/REPORT NO:</b>	2025 Budget and Financing Plan Outlook (FCS24041) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Duncan Robertson Kayla Petrovsky Fleming Tran Trang Matt Hilson
<b>SUBMITTED BY:</b>	Mike Zegarac General Manager, Finance and Corporate Services Corporate Services Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

N/A

## INFORMATION

### Executive Summary

Report FCS24041 provides a preliminary forecast of the City of Hamilton's (the City) 2025 to 2028 Budget and Financing Plan, including some description of the factors contributing to the preliminary forecast, in advance of 2025 budget deliberations.

Municipalities are facing increasingly complex challenges, such as tackling homelessness and climate change, barring a more progressive Provincial-Municipal fiscal framework, these challenges combined with frequent legislative changes impact the City's ability to deliver services and invest in infrastructure, in an affordable way.

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 2 of 14**

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Through consideration of the 2024 Rate Supported Budget (FCS23100) and the 2024 Tax Supported Budget and Financing Plan (FCS24002), City Council approved the multi-year operating budget for 2025 to 2027 and the capital forecast 2025 to 2033, in principle. The budget outlook has been updated with the most current information available at the end of August 2024 and will continue to evolve over the next few months.

The 2024 Budgets tackled several issues including:

- A. Affordable housing and homelessness
- B. Advancing the City's climate action goals
- C. Transportation
- D. Public health and safety
- E. Employee relations Provincial legislative changes

Through the 2024 Budgets, multi-year financing strategies were approved to respond to some of the above issues, in response to the economic conditions and addressing tax competitiveness and affordability concerns.

The preliminary outlook for the 2025 Tax Supported Budget represents an estimated residential tax impact of 6.9% and a 9.95% combined increase for water and wastewater fees in the Rate Supported Budget.

Through the consideration of the 2024 Tax Supported Budget and Financing Plan (FCS24002), staff had forecast a residential tax impact of 8.2% for 2025. The factors contributing to the revised forecast are summarized in Table 1 below:

**TABLE 1: 2025 Outlook Reconciliation**

<b>2024 Budget Book Forecast for 2025</b>	<b>8.2%</b>
Change in Assessment Growth	(0.4%)
Deferred Reassessment	(1.2%)
Departmental Savings	(0.8%)
<b>Subtotal</b>	<b>5.8%</b>
<b>In-Year Council Referred Items</b>	
Reducing Homelessness and Managing Encampments	0.3%
9-1-1 Call Centre at Waterdown Station	0.2%
Main St Conversion	0.2%
Paramedics Central Reporting Station	0.2%
Macassa Lodge B-Wing	0.2%
Other	0.1%
<b>2025 Outlook Forecast</b>	<b>6.9%</b>

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 3 of 14**

The strategic investments in Council priorities referred in-year to the 2025 budget process, and the legislative changes that improved the financial requirements relating to DC exemptions, are some of the contributing factors to the tax and rate outlook for 2025. The full financial impact of the cybersecurity incident recovery is not yet included in this Outlook.

In 2024, Council approved a multi-year financing strategy to address the legislative changes relating to development charges. Post approval of the 2024 budget, the Province of Ontario approved legislation reversing some previous requirements surrounding enhanced development charge discounts.

This legislative change has the following impact, summarized in Table 2 below, to the multi-year financing strategy approved by Council in 2024.

**TABLE 2: Bill 185 2025 Updated Impact**

(000's)	FCS24017				Result of Bill 185			
	2024		2025		2024		2025	
Capital Levy	\$ 23,142	40.1%	\$ 34,992	58.7%	\$ 23,142	40.1%	\$ 24,454	57.8%
Unallocated Capital Levy Reserve	\$ 22,560	39.1%	\$ 11,280	18.9%	\$ 22,560	39.1%	\$ 11,280	26.7%
Building Faster Fund	\$ 6,750	11.7%	\$ 6,750	11.3%	\$ 6,750	11.7%	\$ -	0.0%
Capital Financing Surplus	\$ 5,190	9.0%	\$ 6,544	11.0%	\$ 5,190	9.0%	\$ 6,544	15.5%
<b>Total Financing</b>	<b>\$ 57,642</b>		<b>\$ 59,566</b>		<b>\$ 57,642</b>		<b>\$ 42,278</b>	

The 2025 Budget and Financing Plan will continue to balance the need for continuity of services, as well as increased level of service in priority investment areas, while striking a balance with affordability. Additionally, changes in provincial legislation and funding levels for provincially mandated services continue to represent a significant challenge for the City and all municipalities in Ontario, resulting in increased reliance on property taxes. Key challenges and priority investment areas in the 2025 Budget and Financing Plan include:

- A. Advancing the City's Strategic Priorities:
  - i. Sustainable Economic and Ecological Development
  - ii. Safe and Thriving Neighbourhoods
  - iii. Responsiveness and Transparency
- B. Building Back Better and Stronger
- C. Public Health and Safety
- D. Responding to Provincial Legislative Changes

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 4 of 14**

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## **Budget Direction**

Staff will be preparing the 2025 Budget and Financing Plan in accordance with the principles outlined in the “Budget Principles” section below, the Mayoral Directive to Staff (MDI-2024-03) and the 2022 – 2026 Council Priorities. In accordance with the *Municipal Act, 2001*, Section 289, the City must prepare a balanced budget and provide for any deficit in the previous year’s budget.

On October 28, 2024, the Mayor issued a directive to staff (MDI-2024-03) on the preparation of the 2025 budget. Staff will embody the components of the directive into the preliminary budgets for the Budget Committee’s consideration.

On July 14, 2023, Council set its three priorities and outcomes for this term of Council (2022 to 2026):

- Sustainable Economic and Ecological Development
  - Outcomes: reduced burden on residential taxpayers, advancement of our climate change / decarbonization efforts and increased protection of our green spaces and water
- Safe and Thriving Neighbourhoods
  - Outcomes: increased housing units for all, reduced homelessness and improved mobility, accessibility and road safety
- Working of City Hall and Transparency in Municipal Government
  - Outcomes: new and improved budget process, increased public engagement, enhanced customer service and communication, and being considered an employer of choice

The Council Priorities consider and reflect Council input, urgent issues in the community, the City’s Federal and Provincial Priorities, Our City Survey 2022 results, projects and initiatives currently underway and the 2016 to 2025 Strategic Plan. More information about the priorities, including action plans and measures of success, can be found on the City website (<https://www.hamilton.ca/city-council/council-committee/council-priorities-outcomes-measures-success>).

## **Budget Principles**

Staff has begun preparations of the 2025 Budget, 2026-2028 Multi-Year Outlook and 10-year Capital Financing Plan in accordance with the following principles:

- The annual budget reflects and supports the current 2016-2025 Strategic Plan and 2022 to 2026 Council Priorities;
- The annual budget is aligned with the financial policies approved by Council;
- The annual budget and financial plan are aligned with the objectives of the Strategic Asset Management Policy and Asset Management Plans;

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 5 of 14**

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- Reserves are maintained per policy in order to repair / replace infrastructure, fund identified priorities and ensure long-term sustainability;
- Total tax and rate supported debt as a percentage of City own-source revenues does not exceed 60% unless approved by Council;
- Total development charge supported debt as a percentage of the total development charge eligible costs for the forecast period of the latest Development Charge Background Study does not exceed 25% unless approved by Council; and,
- The annual budget leverages user fees at full cost recovery as permitted under the *Municipal Act, 2001* unless an alternative strategy is approved by Council.

As was the case for the 2024 budget, City staff will be including Council Referred Items and Business Cases and presenting operating and capital expenditures together in the proposed 2025 Tax and Rate Supported Budgets. The General Issues Committee and City Council will have the opportunity to deliberate on each individual Business Case and capital project, as has been past practice, and the preliminary budget documents will continue to reflect the total expected pressures and investments to be considered in the deliberations' process.

Based on updated information, the preliminary increase for the 2025 net levy is \$102.9 M, which would result in an average residential tax impact of 6.9%. The increase reflects the cost to maintain current municipal services, phase-in provincially legislated changes to the *Development Charges Act* and inclusion of items referred to the 2025 budget process by Council as of mid-September 2024.

Staff had previously estimated a 2025 Tax Supported Budget increase, that was approved, in principle, through Report FCS24002, of \$98 M and estimated at a residential tax impact of 8.2% at the time. The major differences between the current and previous forecasts include:

- No reassessment impact in 2025 as the Province-wide reassessment continues to be paused, reducing the anticipated residential tax impact by 1.2%
- Updated assessment growth estimate from 1.0% to 1.4%, which reduces the anticipated residential tax impact by 0.4%
- Capital Financing increases from additional new debt
- Other Council priorities referred to the 2025 budget process

A summary of the 2025 to 2027 multi-year budget outlook is provided in Table 3 and detailed in Appendix "A" to Report FCS24041, which shows the forecast total net levy requirement and the average residential tax impact by year based on current assumptions for assessment growth, reassessment, tax policy changes and education tax adjustments.

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 6 of 14**

**TABLE 3: Multi-Year Budget Outlook Summary**

DEPARTMENT	2024 Net Levy	2025 Outlook	%	2026 Outlook	%	2027 Outlook	%
Planning & Economic Development	35,501	38,465	8.3%	40,737	5.9%	42,857	5.2%
Healthy and Safe Communities	331,997	368,127	10.9%	384,458	4.4%	397,703	3.4%
Public Works	321,305	329,106	2.4%	345,499	5.0%	361,142	4.5%
Legislative	7,472	7,620	2.0%	7,774	2.0%	7,937	2.1%
City Manager	16,369	17,633	7.7%	17,863	1.3%	18,083	1.2%
Corporate Services	48,681	51,473	5.7%	53,566	4.1%	54,871	2.4%
Corporate Financials	19,048	13,635	-28.4%	18,907	38.7%	26,939	42.5%
Non-Program Revenues	(59,109)	(59,225)	0.2%	(57,332)	-3.2%	(52,610)	-8.2%
<b>City Departments</b>	<b>721,264</b>	<b>766,835</b>	<b>6.3%</b>	<b>811,471</b>	<b>5.8%</b>	<b>856,922</b>	<b>5.6%</b>
Hamilton Police Service	207,451	220,316	6.2%	227,894	3.4%	235,235	3.2%
Other Boards & Agencies	52,698	54,746	3.9%	56,823	3.8%	58,849	3.6%
City Enrichment Fund	7,101	7,819	10.1%	8,436	7.9%	9,053	7.3%
<b>Boards &amp; Agencies</b>	<b>267,250</b>	<b>282,880</b>	<b>5.8%</b>	<b>293,153</b>	<b>3.6%</b>	<b>303,137</b>	<b>3.4%</b>
Capital Financing	168,032	209,719	24.8%	240,444	14.7%	264,379	10.0%
<b>Total Net for Levy</b>	<b>1,156,546</b>	<b>1,259,434</b>	<b>8.9%</b>	<b>1,345,068</b>	<b>6.8%</b>	<b>1,424,438</b>	<b>5.9%</b>

AVERAGE RESIDENTIAL TAX IMPACT	2025	2026	2027
Municipal Net Levy Tax Impact	7.9%	6.1%	5.3%
Assessment Growth	-1.4%	-1.0%	-1.0%
Re-Assessment	0.0%	1.2%	1.2%
Tax Policy	0.5%	0.5%	0.5%
Education	0.0%	0.0%	0.0%
<b>Average Residential Tax Impact</b>	<b>6.9%</b>	<b>6.8%</b>	<b>6.0%</b>

Increases to the net levy are required to maintain municipal services, advance Council's strategic priorities, provide for the requirements of outside boards and agencies and the local school boards, as well as, finance capital infrastructure.

The forecasted net levy increase of \$102.9 M can be summarized by six major themes:

- A. Advancing the City's Strategic Priorities:
  - i. Sustainable Economic and Ecological Development
  - ii. Safe and Thriving Neighbourhoods
  - iii. Responsiveness and Transparency
- B. Building Back Better and Stronger
- C. Public Health and Safety
- D. Responding to Provincial Legislative Changes
- E. Infrastructure
- F. Capital Financing

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 7 of 14**

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**A. Advancing the City’s Strategic Priorities**

Significant investments in the multi-year outlook and capital forecast relate to the City’s Whole of Hamilton housing approach. The City of Hamilton is making significant financial investments, increasing our financial commitment to housing year-over-year. Our spending in this area reflects our commitment to affordable housing for all.

The City is working diligently within the limited revenue tools to advance housing development more quickly and efficiently while ensuring these projects align with sustainability and environmental goals.

Over the past year, the City has made significant strides in the area of housing and homelessness, some of the key initiatives representing new investments in 2024 include:

- Winter Response Strategy
- Emergency Shelter Expansion
- Municipal commitment of \$31M for the creation of 200 affordable housing units
- Rent Ready Program
- Family Shelter System
- Tenant Support Program
- Safe Apartments Building Bylaw
- Renovation Licence and Relocation Bylaw
- Repair and rehabilitation funding for existing affordable housing units
- Encampment Response
- Housing Accelerator Fund
- Development Charge Exemptions for Affordable Housing

Through the budget process, City Council considers and deliberates on investments to be included in the budget.

The City of Hamilton Housing and Homelessness gross budget has increased in the past number of years reflecting the City’s response to the crisis, as has the City’s share of housing and homelessness costs relative to funding from senior levels of government, as well as the proportion of the City’s budget that is invested in Housing and Homelessness initiatives (see Table 4 below).

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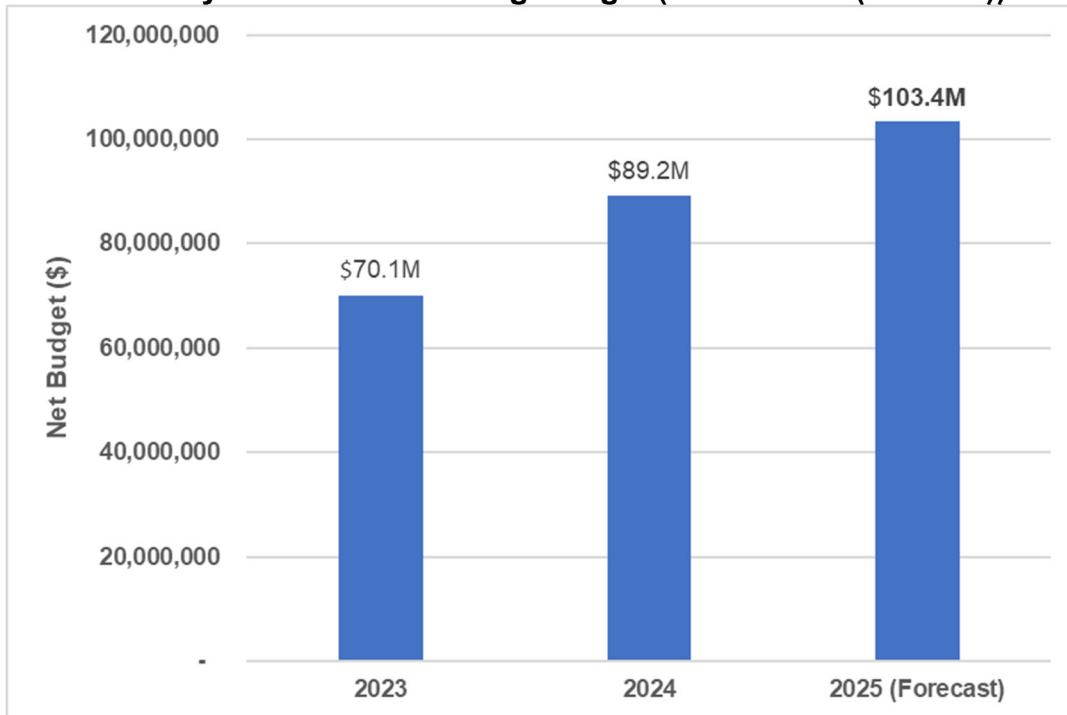
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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 8 of 14**

**TABLE 4: City's Share of Housing Budget (2023 – 2025 (Outlook))**



**B. Building Back Better and Stronger**

On Sunday, February 25, 2024, the City of Hamilton (City) experienced a cybersecurity incident that resulted in the disabling of a majority of the City's Information Technology Systems and Infrastructure. With the incident contained and the delivery of essential core programs ongoing, the City is now largely focused on recovery, restoration, and rebuilding/ transformation. The City continues to prioritize critical systems, service continuity, and meeting the needs of the community. In some instances, the City is relying on short-to-mid-term mitigation solutions to limit service disruptions, including manual processes and interim or new technology solutions.

The costs pertaining to recovery efforts to date will be absorbed in the 2024 budgets and reported to Council in future budget variance reports. Regular updates are provided to Council on the costs incurred in response to the cybersecurity incident. Additional reporting on future capital and operating needs related to recovery efforts is expected at an upcoming General Issues Committee meeting. As a result, these impacts have not been fully reflected in this outlook.

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 9 of 14**

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**C. Public Health and Safety**

Public Health and Safety is a priority, to that end, Council has adopted a series of plans to address current and future needs. The Hamilton Paramedic Service Master Plan provides direction for the service over the next 10 years through technology advancements, innovation, resource allocation and optimization of operations. The plan identifies 29 objectives with corresponding actions to address current and future needs to ensure optimal service delivery under three scenarios. This plan is contingent on investments of approximately \$2.2 M for 2025, \$2.1 M for 2026 and \$1.8 M for 2027.

City Council endorsed the Hamilton Fire Department 10-Year Service Delivery Plan, which includes additional investments for volunteer staffing and equipment, as well as, outfitting and staffing for Waterdown Station. This plan is contingent on investments of \$1.4 M and has been incorporated in 2025 for this investment.

**D. Responding to Provincial Legislation Changes**

More and more, municipal governments are being asked to take on new responsibilities as the level of government closet to the people. Hamilton faces housing pressures across the continuum. Due to a lack of available rent subsidies, substantial strain is placed on the Hamilton shelter system which is currently operating over capacity. Through 2024, the City has continued to make substantial housing investments with insufficient funding for provincially shared services expected to continue to represent a significant budget pressure for 2025 and beyond.

**E. Infrastructure**

Municipalities own and maintain more than 60% of Canada's core public infrastructure. Over several decades, competing priorities led to cuts in government spending on public infrastructure. The City is embarking on a multi-year infrastructure financing strategy to address aging infrastructure, which are tied to the City's asset management plans. Asset management plans will help to identify critical repairs to infrastructure and the allocation of scarce financial resources. Provincial and federal governments must also collaborate with municipal governments to help fund these projects.

**F. Capital Financing**

Over the past 3 years, local taxpayers have been asked to contribute more to property taxes towards addressing aging infrastructure. In 2024, the portion of the property tax increase relating to infrastructure financing almost doubled relative to 2022, increasing to 1.23% from 0.65%. The forecast capital financing increase for

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 10 of 14**

2025 is \$41.7M, which would represent a 3.61% property tax increase. Table 5 provides the forecasted net levy pressures related to the financing of the Tax Capital Budget from 2025 to 2028:

**TABLE 5: Tax Supported Capital Financing Plan 2025-2028**

	2025	2026	2027	2028
Transportation Asset Management Plan	0.82%	0.82%	0.82%	0.82%
Non-Core Asset Management Plans	0.32%	0.65%	0.65%	0.65%
Development Charge Exemptions	0.70%	0.70%	0.50%	0.00%
Servicing Requirements for New Debt	1.76%	0.31%	0.03%	0.36%
<b>Total Net for Levy Impact</b>	<b>3.61%</b>	<b>2.48%</b>	<b>2.00%</b>	<b>1.83%</b>

The increase in the Capital Levy is broken down as follows:

- \$9.47 M or a 0.82% increase, for year two of a 10-year transitional plan to address the \$94.7 M annual infrastructure funding gap for transportation assets that was identified in the Transportation Asset Management Plan;
- \$3.75 M or a 0.32% increase, for year one of a 25-year transitional plan to address the \$187.0 M annual infrastructure funding gap for non-core assets that was identified in the various Non-Core Asset Management Plans;
- \$3.64 M or a 0.31% increase, for year two of a four-year phase-in strategy to address statutory Development Charge (DC) exemptions resulting from the *More Homes Built Faster Act, 2022* (Bill 23);
- \$2.30 M or a 0.20% increase, for year two of a three-year phase-in strategy to address historically unfunded statutory DC exemptions prescribed under the *Development Charges Act, 1997*;
- \$2.16 M or a 0.19% increase, for year one of a three-year phase-in strategy to address unfunded discretionary DC exemptions provided under the City's Development Charges By-law; and
- \$20.41 M or a 1.76% increase, for servicing requirements of new debt which include West Harbour, Paramedics, Transit MSF, Main Street Two-Way Conversion, Police Marine Unit, Waterdown Fire and Police Station, Cybersecurity Strategy and Confidential Settlements.

In addition to the Capital Levy increase, the 2025 Capital Financing Plan relies on contributions from reserves to support the proposed level of investment. The assumptions in the 2025 Tax Supported Capital Financing Plan prioritizes asset reinvestment in accordance with Asset Management Plans, as well as, investment required to support growth and development and the City's Strategic Plan, while maintaining the City's strong financial position and AAA credit rating. The primary elements of the multi-year Capital Financing Plan include:

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 11 of 14**

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1. Annual increases to the Capital Levy to meet the required asset reinvestment needs and inflationary increases to maintain infrastructure in its current state, as well as, a transitional plan to address the \$94.7 M annual funding gap for core assets and \$187.0 M annual funding gap for non-core assets that was identified in the Corporate Asset Management Plans;
2. Increases to the Capital Levy equal to the annual debt servicing charges for all new debt to be issued over the 10-year planning period. It is necessary to increase the Capital Levy at least in proportion with the amount needed to finance new debt in order to ensure continuity of the level of funding available for replacement and rehabilitation, as well as, the proportion of debt repayments to the City's own-source revenues in order to maintain the City's AAA credit rating;
3. A four-year phase-in strategy to incorporate the annual sustainable funding level required for development charge exemptions. The phase-in strategy leverages the City's Unallocated Capital Levy Reserve to spread the immediate financial burden over several years. It is necessary to fund the DC reserves for the lost revenues resulting from exemptions to continue with growth and development plans. Not funding these exemptions would result in delayed investment in infrastructure that supports growth and development. See Table 4 below for the revised impact of Bill 185 based on updated financing strategy;
4. All program block allocations are increased annually at the rate of inflation (Non-Residential Construction Price Index). This ensures that program areas maintain the same level of investment in capital infrastructure over the planning period and purchasing power is not eroded by inflation. Block allocations and service level targets will be revisited with the presentation of Asset Management Plans by the July 1, 2025, legislated deadline;
5. The Capital Financing Plan includes a strategy to address the \$42.3 M liability in unfunded DC exemptions. A few funding sources have been utilized to help fund the liability of unfunded DC exemptions including levy, unallocated capital levy reserve and capital financing surplus;
6. The Capital Financing Plan has prioritized funding for growth and development, such as, the West Harbour Parking Garage, Transit Maintenance Storage and Facility, Police Marine Unit, Waterdown Fire and Police Station and Paramedic Central Station. These will provide both economic and socio-economic advantages to businesses and residents while also increasing the City's non-residential assessment; and
7. The Capital Financing Plan advances key priorities of the 2016 to 2025 Strategic Plan and 2022 to 2026 Council Priorities through investment in strategic initiatives

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 12 of 14**

including Transportation, Transit, Housing and Homelessness, Parkland Development, Integrated Growth and Development and others.

**2025 to 2028 Preliminary Rate Supported Budget**

The 2024 Rate Supported Budget approved by Council on December 13, 2023 was the first year of a “10% over 10-years” financing plan (2024 to 2033) to address the infrastructure requirements identified in the Waterworks Asset Management Plan, Flooding and Drainage Improvement Framework and upgrades required to the wastewater treatment plants in the context of climate change. The Rate Supported Budget reflects Council's ongoing commitment and dedication to implement a sustainable financing plan while bridging the divide between the funding shortfalls for infrastructure with affordable rates.

The Rate Supported Financing Plan is summarized in Table 6 and detailed in Appendix “C” to Report FCS24041. Total operating program expenditures of \$121.5 M are expected to remain constant at 2024 levels resulting from the cost efficiency generated from moving the utility locates program in-house in 2024. Capital financing costs, including reserve transfers, in the 2025 preliminary forecast of \$206.3 M reflects an increase of \$24.1 M over 2024. With non-rate revenues of \$3.2 M, rate revenues of \$324.6 M are required to meet all financial obligations, representing an average rate increase of 9.95% in 2025.

**TABLE 6: Rate Supported Financing Plan Summary**

RATE CAPITAL FINANCING PLAN (\$000's)	CURRENT YEAR				MULTI-YEAR		
	2024 Council Approved	2025 Approved in Principle	2025 Preliminary	2025 Preliminary vs. Approved in Principle	2026	2027	2028
Ave. Total Rate Increase	10.04%	9.95%	9.95%	0.00%	10.04%	10.06%	10.07%
<b>Total Revenues Available</b>	<b>303,339</b>	<b>332,744</b>	<b>327,780</b>	<b>(4,964)</b>	<b>360,089</b>	<b>395,440</b>	<b>434,763</b>
Debt Charges	22,611	33,926	22,884	(11,042)	34,218	50,086	71,582
DC Exemptions	37,745	38,711	34,633	(4,078)	34,979	35,325	35,672
Dc Exemptions Phase In From Reserves	(13,000)	(7,150)	(17,316)	(10,166)	(8,745)		
Operating Expenditures	121,113	121,486	121,499	13	125,369	129,655	134,057
<b>Total Operating</b>	<b>168,469</b>	<b>186,973</b>	<b>161,700</b>	<b>(25,273)</b>	<b>185,821</b>	<b>215,066</b>	<b>241,311</b>
<b>Net Capital Budget Submission</b>	<b>174,739</b>	<b>249,567</b>	<b>218,005</b>	<b>(31,562)</b>	<b>252,527</b>	<b>383,066</b>	<b>424,971</b>
New Debt	39,869	103,796	51,925	(51,871)	78,259	202,692	231,519
Contributions to Capital	134,870	145,771	166,080	20,309	174,268	180,374	193,452
<b>Capital Financing Available</b>	<b>174,739</b>	<b>249,567</b>	<b>218,005</b>	<b>(31,562)</b>	<b>252,527</b>	<b>383,066</b>	<b>424,971</b>
<b>Surplus (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Note: Anomalies due to rounding.

Over the period 2025 to 2034, capital investments in water, wastewater and stormwater infrastructure are forecasted at \$4.53 B, which represents an increase of \$0.39 B from

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 13 of 14**

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last year's 10-year forecast. This increase is mostly attributable to the additional works required to eliminate the infrastructure deficit identified in the Waterworks Asset Management Plan for water, wastewater and storm assets, as well as, an increase for the Dundas Wastewater Treatment Plant Upgrades (2025 to 2034) as approved through Report PW24059.

Other major projects include the Woodward Wastewater Treatment Plant expansion (2025 to 2030), work associated with the Flooding and Drainage Improvement Framework (2025 to 2031) and Phase 2A (2025 to 2032) and 2B (2030 to 2034) of the Woodward WTP upgrades. All major projects except for Phase 2B of the Woodward WTP upgrades (design scheduled to begin in 2030) are already underway and are included in the forecast beginning in 2025.

The forecasted rate increases from 2025 to 2034 have not changed from the amounts approved, in principle, in the 2024 Rate Supported Budget. The proposed Financing Plan addresses the DC Exemptions Sustainable Funding Strategy and additional capital plan requirements by leveraging the City's current financial position through the issuance of additional debt and reserve contributions to maintain stability in the water / wastewater / stormwater user fees and limit the financial burden on residential households.

In general, the goal of the financing strategy has been to support the water, wastewater and storm programs with the level of funding required to provide safe and reliable drinking water, protect homes and the environment, maintain assets in a state of good repair in accordance with the Waterworks Asset Management Plan for water, wastewater and storm assets and to support Council's priorities of sustainable economic and ecological development, safe and thriving neighbourhoods and responsiveness and transparency. The financing strategy endeavours to achieve a balance between capital investment needs, rate of growth and rate stability. The 2025 Rate Supported Financing Strategy links forecasted water demand and estimated wastewater discharge with a staged approach to necessary capital investments in the water, wastewater and stormwater systems.

During 2021 budget deliberations, City Council directed staff to perform a comprehensive evaluation of all City stormwater programs to identify existing gaps, immediate needs, risks to the City, including risks from climate change and extreme weather, outline the levels of service that the City should strive to achieve, quantify funding requirements along with options for long-term maintenance, second cycle replacements and financing alternatives. The most recent summary of this work was provided through Report FCS22043(c), which approved the effective date of the stormwater rate structure as April 1, 2026.

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**SUBJECT: 2025 Budget and Financing Plan Outlook (FCS24041) (City Wide) –  
Page 14 of 14**

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**APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report FCS24041 – Preliminary 2025 to 2028 Tax Supported  
Multi-Year Budget

Appendix “B” to Report FCS24041 – Preliminary 2025 to 2034 Tax Supported Capital  
Financing Plan

Appendix “C” to Report FCS24041 – Preliminary 2025 to 2034 Rate Supported  
Financing Plan

Appendix “D” to Report FCS24041 – 2025 Budget Schedule

# 2024 to 2027 Multi-Year Budget

Appendix "A" to Report FCS24041  
Page 1 of 4

## Tax Supported Operating Budget (\$000's) 2024-2027

	2024	2025		2026			2027			
	Approved Budget	(\$000's)	2025 vs 2024		(\$000's)	2026 vs 2025		(\$000's)	2027 vs 2026	
			\$	%		\$	%		\$	%
<b>PLANNING &amp; ECONOMIC DEVELOPMENT</b>										
General Manager PED	1,765	1,838	73	4.1%	1,915	77	4.2%	1,995	80	4.2%
Transportation Planning and Parking	3,125	3,651	526	16.8%	4,219	568	15.6%	4,264	45	1.1%
Building	1,153	1,196	43	3.7%	1,233	37	3.1%	1,267	35	2.8%
Economic Development	5,865	6,100	235	4.0%	6,345	245	4.0%	6,599	254	4.0%
Growth Management	790	864	73	9.3%	890	26	3.0%	917	27	3.0%
Licensing & By-Law Services	7,461	9,139	1,678	22.5%	10,107	968	10.6%	11,402	1,295	12.8%
Planning	3,646	3,756	109	3.0%	3,868	113	3.0%	3,984	116	3.0%
Tourism & Culture	11,695	11,922	227	1.9%	12,161	239	2.0%	12,428	267	2.2%
LRT	0	0	0	0.0%	0	0	0.0%	0	0	0.0%
<b>TOTAL PLANNING &amp; ECONOMIC DEVELOPMENT</b>	<b>35,501</b>	<b>38,465</b>	<b>2,963</b>	<b>8.3%</b>	<b>40,737</b>	<b>2,273</b>	<b>5.9%</b>	<b>42,857</b>	<b>2,120</b>	<b>5.2%</b>
<b>HEALTHY &amp; SAFE COMMUNITIES</b>										
Housing Secretariat	216	561	345	160.1%	702	141	25.1%	717	15	2.2%
Children's and Community Services	10,181	12,627	2,447	24.0%	13,243	616	4.9%	13,657	414	3.1%
Hamilton Fire Department	107,294	114,728	7,434	6.9%	120,490	5,763	5.0%	125,941	5,451	4.5%
Hamilton Paramedic Service	36,808	41,775	4,967	13.5%	43,614	1,839	4.4%	44,956	1,342	3.1%
Housing Services	89,140	103,336	14,196	15.9%	107,220	3,884	3.8%	108,766	1,546	1.4%
HSC Administration	3,869	3,360	(509)	(13.2)%	3,475	115	3.4%	3,558	83	2.4%
Indigenous Relations	865	911	46	5.3%	960	49	5.3%	1,010	51	5.3%
Long Term Care	14,670	17,635	2,965	20.2%	18,957	1,321	7.5%	20,160	1,203	6.3%
Ontario Works	14,181	14,831	651	4.6%	15,627	795	5.4%	16,348	721	4.6%
Public Health Services	16,070	17,670	1,600	10.0%	18,720	1,050	5.9%	20,024	1,304	7.0%
Recreation	38,704	40,692	1,989	5.1%	41,451	758	1.9%	42,567	1,116	2.7%
<b>TOTAL HEALTHY &amp; SAFE COMMUNITIES</b>	<b>331,997</b>	<b>368,127</b>	<b>36,130</b>	<b>10.9%</b>	<b>384,458</b>	<b>16,331</b>	<b>4.4%</b>	<b>397,703</b>	<b>13,245</b>	<b>3.4%</b>
<b>PUBLIC WORKS</b>										
PW-General Administration	0	0	0	0.0%	0	0	0.0%	0	0	0.0%
Corporate Asset Management	2,707	2,809	102	3.8%	2,910	102	3.6%	3,040	130	4.5%
Corporate Facilities & Energy Management	17,272	18,447	1,175	6.8%	18,862	415	2.2%	18,779	(83)	(0.4)%
Engineering Services	0	0	0	0.0%	0	0	0.0%	0	0	0.0%



## 2024 to 2027 Multi-Year Budget

Appendix "A" to Report FCS24041  
Page 3 of 4

	2024	2025			2026			2027		
	Approved Budget	(\$000's)	2025 vs 2024		(\$000's)	2026 vs 2025		(\$000's)	2027 vs 2026	
Operating	0	0	0	0.0%	0	0	0.0%	0	0	0.0%
<b>TOTAL HAMILTON ENTERTAINMENT FACILITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
<b>TOTAL CITY EXPENDITURES</b>	<b>780,373</b>	<b>826,059</b>	<b>45,686</b>	<b>5.2%</b>	<b>868,803</b>	<b>42,744</b>	<b>3.8%</b>	<b>909,532</b>	<b>40,728</b>	<b>3.8%</b>
<b>CAPITAL FINANCING</b>										
Debt-Healthy & Safe Communities	1,622	1,536	(86)	(5.3)%	1,453	(83)	(5.4)%	1,432	(21)	(1.5)%
Debt-Infrastructure Renewal Levy	13,429	13,429	0	0.0%	13,429	0	0.0%	0	(13,429)	(100.0)%
Debt-Corporate Financials	115,657	146,619	30,962	26.8%	183,668	37,049	25.3%	223,130	39,462	21.5%
Debt-Planning & Economic Development	1,823	1,720	(103)	(5.6)%	1,658	(63)	(3.6)%	1,657	(1)	(0.0)%
Debt-Public Works	35,502	46,415	10,914	30.7%	40,237	(6,179)	(13.3)%	38,161	(2,076)	(5.2)%
<b>TOTAL CAPITAL FINANCING</b>	<b>168,032</b>	<b>209,719</b>	<b>41,687</b>	<b>24.8%</b>	<b>240,444</b>	<b>30,725</b>	<b>14.7%</b>	<b>264,379</b>	<b>23,935</b>	<b>10.0%</b>
<b>BOARDS &amp; AGENCIES</b>										
<b>Police Services</b>										
Operating	206,237	219,103	12,865	6.2%	226,681	7,578	3.5%	234,022	7,341	3.2%
Capital Financing	1,213	1,213	0	0.0%	1,213	0	0.0%	1,213	0	0.0%
<b>Total Police Services</b>	<b>207,451</b>	<b>220,316</b>	<b>12,865</b>	<b>6.2%</b>	<b>227,894</b>	<b>7,578</b>	<b>3.4%</b>	<b>235,235</b>	<b>7,341</b>	<b>3.2%</b>
<b>Other Boards &amp; Agencies</b>										
Library	35,016	36,633	1,617	4.6%	38,340	1,707	4.7%	39,989	1,649	4.3%
Conservation Authorities	9,357	9,573	215	2.3%	9,764	191	2.0%	9,959	195	2.0%
MPAC	6,976	7,109	133	1.9%	7,251	142	2.0%	7,397	145	2.0%
Hamilton Beach Rescue Unit	146	152	6	4.0%	156	4	2.9%	161	5	2.9%
Royal Botanical Gardens	674	687	13	2.0%	701	14	2.0%	715	14	2.0%
Farmers Market	332	395	63	18.9%	413	18	4.7%	431	18	4.4%
<b>Total Other Boards &amp; Agencies</b>	<b>52,500</b>	<b>54,548</b>	<b>2,047</b>	<b>3.9%</b>	<b>56,625</b>	<b>2,077</b>	<b>3.8%</b>	<b>58,651</b>	<b>2,026</b>	<b>3.6%</b>
<b>Capital Financing - Other Boards &amp; Agencies</b>	<b>198</b>	<b>198</b>	<b>0</b>	<b>0.0%</b>	<b>198</b>	<b>0</b>	<b>0.0%</b>	<b>198</b>	<b>0</b>	<b>0.0%</b>
<b>City Enrichment Fund</b>	<b>7,101</b>	<b>7,819</b>	<b>717</b>	<b>10.1%</b>	<b>8,436</b>	<b>617</b>	<b>7.9%</b>	<b>9,053</b>	<b>617</b>	<b>7.3%</b>
<b>TOTAL BOARDS &amp; AGENCIES</b>	<b>267,250</b>	<b>282,880</b>	<b>15,630</b>	<b>5.8%</b>	<b>293,153</b>	<b>10,273</b>	<b>3.6%</b>	<b>303,137</b>	<b>9,984</b>	<b>3.4%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,215,656</b>	<b>1,318,659</b>	<b>103,003</b>	<b>8.5%</b>	<b>1,402,401</b>	<b>83,742</b>	<b>6.4%</b>	<b>1,477,048</b>	<b>74,648</b>	<b>5.3%</b>
<b>NON-PROGRAM REVENUES</b>										
Payment In Lieu	(18,291)	(18,291)	0	0.0%	(18,291)	0	0.0%	(18,291)	0	0.0%



## 2024 to 2027 Multi-Year Budget

Appendix "A" to Report FCS24041  
Page 4 of 4

	2024	2025			2026			2027		
	Approved Budget	(\$000's)	2025 vs 2024		(\$000's)	2026 vs 2025		(\$000's)	2027 vs 2026	
Penalties and Interest	(12,000)	(12,000)	0	0.0%	(12,000)	0	0.0%	(12,000)	0	0.0%
Right of Way	(3,229)	(3,229)	0	0.0%	(3,229)	0	0.0%	(3,229)	0	0.0%
Senior Tax Credit	557	557	0	0.0%	557	0	0.0%	557	0	0.0%
Supplementary Taxes	(12,130)	(12,130)	0	0.0%	(12,130)	0	0.0%	(12,130)	0	0.0%
Tax Remissions and Write Offs	8,618	8,618	0	0.0%	8,618	0	0.0%	8,618	0	0.0%
Hydro Dividend and Other Interest	(9,461)	(9,461)	0	0.0%	(9,461)	0	0.0%	(9,461)	0	0.0%
Investment Income	(4,800)	(4,800)	0	0.0%	(4,800)	0	0.0%	0	4,800	(100.0)%
Slot Revenues	(6,261)	(6,449)	(188)	3.0%	(6,578)	(129)	2.0%	(6,710)	(132)	2.0%
POA Revenues	(2,112)	(2,039)	73	(3.4)%	(18)	2,021	(99.1)%	36	54	(297.6)%
<b>TOTAL NON-PROGRAM REVENUES</b>	<b>(59,109)</b>	<b>(59,225)</b>	<b>(115)</b>	<b>0.2%</b>	<b>(57,332)</b>	<b>1,892</b>	<b>(3.2)%</b>	<b>(52,610)</b>	<b>4,722</b>	<b>(8.2)%</b>
<b>TOTAL LEVY REQUIREMENT</b>	<b>1,156,546</b>	<b>1,259,434</b>	<b>102,888</b>	<b>8.9%</b>	<b>1,345,068</b>	<b>85,634</b>	<b>6.8%</b>	<b>1,424,438</b>	<b>79,370</b>	<b>5.9%</b>
<b>AVERAGE RESIDENTIAL TAX IMPACT</b>	<b>2024</b>			<b>2025</b>			<b>2026</b>			<b>2027</b>
Municipal Net Levy Tax Impact	7.2%			7.9%			6.1%			5.3%
Assessment Growth	-1.9%			-1.4%			-1.0%			-1.0%
Reassessment	0.0%			0.0%			1.2%			1.2%
Tax Policy	0.5%			0.5%			0.5%			0.5%
Education Tax Impact	0.0%			0.0%			0.0%			0.0%
<b>Average Residential Tax Impact</b>	<b>5.8%</b>			<b>6.9%</b>			<b>6.8%</b>			<b>6.0%</b>

## 2025 to 2034 Capital Financing Plan

Appendix “B” to Report FCS24041  
Page 1 of 5

### Discretionary Tax Supported Net Capital Funding 2025-2034 Forecast

CAPITAL FINANCING PLAN (Net) (\$000's)	2024	2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast	2032 Forecast	2033 Forecast	2034 Forecast	Totals 2025-2034
<b>SOURCES OF FUNDING</b>												
<b>Sustainable Funding Sources</b>												
Contribution from Operating	114,495	129,968	162,991	188,097	205,374	222,665	242,405	259,623	281,352	299,694	319,506	2,311,676
HUC/Alectra Dividends	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	23,000
HUC/Alectra Dividends - Poverty reduction	3,000	3,000	3,000	3,000	-	-	-	-	-	-	-	9,000
Canada Community Building Fund (CCBF)	62,421	41,972	37,293	38,784	38,784	40,336	40,336	41,949	41,949	43,627	43,627	408,658
<b>Total Sustainable Funding Sources</b>	<b>182,216</b>	<b>177,240</b>	<b>205,584</b>	<b>232,182</b>	<b>246,459</b>	<b>265,301</b>	<b>285,041</b>	<b>303,872</b>	<b>325,601</b>	<b>345,622</b>	<b>365,433</b>	<b>2,752,334</b>
<b>Non-Sustainable Funding Sources</b>												
Unallocated / Other Capital Reserve	25,426	11,607	-	-	-	-	-	-	-	-	-	11,607
Capital Financing Surplus	12,500	9,000	9,500	6,500	6,500	9,000	8,300	-	-	-	-	48,800
Housing Accelerator Fund	6,063	6,063	6,063	6,063	-	-	-	-	-	-	-	18,189
Building Faster Fund	8,537	-	6,750	-	-	-	-	-	-	-	-	6,750
<b>Total Non-Sustainable Funding Sources</b>	<b>52,526</b>	<b>26,670</b>	<b>22,313</b>	<b>12,563</b>	<b>6,500</b>	<b>9,000</b>	<b>8,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>85,346</b>

# 2025 to 2034 Capital Financing Plan

Appendix “B” to Report FCS24041  
Page 2 of 5

CAPITAL FINANCING PLAN (Net) (\$000's)	2024	2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast	2032 Forecast	2033 Forecast	2034 Forecast	Totals 2025-2034
<b>New External Debt (Principal)</b>												
West Harbour & Waterfront Initiatives	-	30,000	-	4,000	-	-	-	-	-	-	-	34,000
Waste Management Master Plan	-	-	-	-	50,000	-	-	97,000	88,000	-	-	235,000
Library Capital Projects as approved by Board	-	-	1,080	133	-	-	22,550	-	-	5,600	-	29,363
Police Marine Unit	3,720	-	-	-	-	-	-	-	-	-	-	-
Hamilton Paramedic Service Master Plan (Central Station)	-	20,118	-	-	-	-	-	-	-	-	20,118	40,235
Transit Maintenance & Storage Facility	-	99,268	-	-	-	-	-	-	-	-	-	99,268
Main Street Two-Way Conversion	-	26,492	-	-	-	-	-	-	-	-	-	26,492
Macassa Lodge B Wing Expansion	-	42,297	-	-	-	-	-	-	-	-	-	42,297
Additions to the new Waterdown Fire and Police Station	-	22,551	-	-	-	-	-	-	-	-	-	22,551
Confidential Settlement	-	4,300	-	-	-	-	-	-	-	-	-	4,300
Cybersecurity Recovery Build Back Stronger Strategy	-	20,500	-	-	-	-	-	-	-	-	-	20,500
<b>Total New External Debt (Principal)</b>	<b>3,720</b>	<b>265,525</b>	<b>1,080</b>	<b>4,133</b>	<b>50,000</b>	<b>-</b>	<b>22,550</b>	<b>97,000</b>	<b>88,000</b>	<b>5,600</b>	<b>20,118</b>	<b>554,006</b>
<b>Total Funding (Net)</b>	<b>238,462</b>	<b>469,435</b>	<b>228,977</b>	<b>248,878</b>	<b>302,959</b>	<b>274,301</b>	<b>315,891</b>	<b>400,872</b>	<b>413,601</b>	<b>351,222</b>	<b>385,551</b>	<b>3,391,687</b>

# 2025 to 2034 Capital Financing Plan

Appendix “B” to Report FCS24041  
Page 3 of 5

CAPITAL FINANCING PLAN (Net) (\$000's)	2024	2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast	2032 Forecast	2033 Forecast	2034 Forecast	Totals 2025-2034
<b>NET CAPITAL FUNDING (\$000's)</b>												
<b>Block Funding</b>												
Corporate Services	500	152	155	159	163	166	170	174	178	182	186	1,685
Information Technology	3,686	3,607	2,451	1,697	1,775	1,854	1,932	2,011	2,090	2,168	2,247	21,831
Corporate Facilities	9,691	7,875	8,340	8,808	9,280	9,757	10,238	10,723	11,214	11,709	12,208	100,152
Cultural Facilities	2,585	2,881	3,138	3,395	3,655	3,916	4,179	4,443	4,709	4,976	5,246	40,539
DC exemptions	55,642	39,778	40,151	40,524	40,897	41,270	41,643	42,016	42,389	42,763	42,763	414,194
Commercial Districts and Small Business	3,298	3,728	3,814	3,902	3,992	4,083	4,177	4,273	4,372	4,472	4,575	41,388
Economic Development Initiatives	2,000	3,440	3,651	3,862	4,075	4,291	4,508	4,727	4,949	5,172	5,397	44,072
Corporate Facilities Security Program	-	800	800	800	800	800	800	800	800	800	800	8,000
Fire / Paramedic Services	1,600	1,999	2,658	3,320	3,983	4,645	5,310	5,975	6,641	7,308	7,977	49,817
Forestry & Horticulture	35	2,272	2,331	2,391	2,453	2,516	2,580	2,644	2,711	2,779	2,849	25,526
Health and Safe Communities - Other Div	256	275	292	309	325	343	360	377	395	413	430	3,519
Housing Services	4,019	4,478	4,581	4,687	4,794	4,905	5,017	5,133	5,251	5,372	5,495	49,713
Long Term Care Facilities	500	894	1,012	1,131	1,250	1,370	1,490	1,611	1,732	1,854	1,976	14,318
Park Development (New/Expansion)	4,674	5,779	6,525	7,276	8,030	8,785	9,545	10,308	11,073	11,842	12,615	91,779
Park's Operations	1,876	1,940	2,024	2,109	2,195	2,282	2,372	2,461	2,552	2,644	2,736	23,315
Parkland Acquisition	2,399	2,530	2,588	2,648	2,709	2,771	2,835	2,900	2,967	3,035	3,105	28,088
Planning / Development	1,419	219	224	230	235	240	246	251	257	263	269	2,434
Recreation Facilities	7,052	8,186	9,282	10,382	11,487	12,595	13,708	14,826	15,948	17,075	18,206	131,695

# 2025 to 2034 Capital Financing Plan

Appendix “B” to Report FCS24041  
Page 4 of 5

CAPITAL FINANCING PLAN (Net) (\$000's)	2024	2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast	2032 Forecast	2033 Forecast	2034 Forecast	Totals 2025-2034
Roads / Bridges / Sidewalk / Street Lighting / Traffic	72,385	98,258	109,629	121,043	132,502	144,007	155,558	167,157	178,806	190,504	196,094	1,493,558
<b>Block Funding Total</b>	<b>173,616</b>	<b>189,092</b>	<b>203,645</b>	<b>218,673</b>	<b>234,600</b>	<b>250,596</b>	<b>266,668</b>	<b>282,811</b>	<b>299,034</b>	<b>315,331</b>	<b>325,173</b>	<b>2,585,623</b>
<b>Corporate Initiatives</b>												
Additions to the new Waterdown Fire and Police Station	-	22,551	-	-	-	-	-	-	-	-	-	22,551
Climate Change Action Plan	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,000
Cybersecurity Recovery Build Back Stronger Strategy	1,868	20,500	-	-	-	-	-	-	-	-	-	20,500
DC Exemptions Beyond Block	2,000	2,500	3,000	3,500	5,750	5,750	5,750	10,182	8,482	6,739	-	51,654
Hamilton Paramedic Service Master Plan (Central Station)	-	20,118	-	-	-	-	-	-	-	-	-	20,118
Macassa Lodge B Wing Expansion	-	42,297	-	-	-	-	-	-	-	-	-	42,297
Main Street Two-Way Conversion	500	26,492	-	-	-	-	-	-	-	-	-	26,492
Confidential Settlement	-	4,300	-	-	-	-	-	-	-	-	-	4,300
Transit & ICIP Master Plan	28,194	105,442	2,106	5,759	6,288	6,892	7,546	8,199	8,853	13,207	6,211	170,502
Waste Management Master Plan	13,140	2,984	10,400	8,651	46,765	3,819	4,413	106,752	99,966	1,923	1,753	287,426
West Harbour & Waterfront Initiatives	4,404	31,290	1,005	4,674	-	1,412	-	-	-	-	-	38,381
<b>Corporate Initiatives Total</b>	<b>52,606</b>	<b>280,974</b>	<b>19,010</b>	<b>25,085</b>	<b>61,303</b>	<b>20,373</b>	<b>20,208</b>	<b>127,634</b>	<b>119,801</b>	<b>24,369</b>	<b>10,463</b>	<b>709,221</b>
<b>Total Block &amp; Corporate Initiatives</b>	<b>226,223</b>	<b>470,066</b>	<b>222,655</b>	<b>243,758</b>	<b>295,903</b>	<b>270,969</b>	<b>286,877</b>	<b>410,445</b>	<b>418,836</b>	<b>339,700</b>	<b>335,637</b>	<b>3,294,844</b>
<b>Boards &amp; Agencies</b>												
CityHousing Hamilton	(0)	844	863	883	903	924	945	967	989	1,012	1,035	9,364

# 2025 to 2034 Capital Financing Plan

Appendix “B” to Report FCS24041  
Page 5 of 5

CAPITAL FINANCING PLAN (Net) (\$000's)	2024	2025	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast	2032 Forecast	2033 Forecast	2034 Forecast	Totals 2025-2034
Hamilton Conservation Authority	2,000	-	-	-	-	-	-	-	-	-	-	-
Library	1,080	133	-	-	22,550	-	-	5,600	-	-	-	28,283
Police Services	7,372	4,697	948	270	910	4,918	1,959	1,627	88	1,876	1,005	18,298
<b>Boards &amp; Agencies Total</b>	<b>10,452</b>	<b>5,674</b>	<b>1,811</b>	<b>1,153</b>	<b>24,363</b>	<b>5,842</b>	<b>2,904</b>	<b>8,193</b>	<b>1,077</b>	<b>2,887</b>	<b>2,040</b>	<b>55,945</b>
<b>Total Net Capital Funding</b>	<b>236,675</b>	<b>475,740</b>	<b>224,466</b>	<b>244,910</b>	<b>320,266</b>	<b>276,811</b>	<b>289,781</b>	<b>418,638</b>	<b>419,912</b>	<b>342,588</b>	<b>337,676</b>	<b>3,350,789</b>
<b>Unallocated - Surplus(Shortfall)</b>	<b>1,788</b>	<b>(6,305)</b>	<b>4,511</b>	<b>3,967</b>	<b>(17,308)</b>	<b>(2,510)</b>	<b>26,110</b>	<b>(17,766)</b>	<b>(6,311)</b>	<b>8,634</b>	<b>47,875</b>	<b>40,898</b>

# Rate Supported Financing Plan

## 2024 to 2027 Hamilton Water, Wastewater and Storm Multi-Year Budget (\$000's)

	2023 Restated Budget	2024 Approved Budget	2025 Projected Budget	2025 vs. 2024		2026 Projected Budget	2026 vs. 2025		2027 Projected Budget	2027 vs. 2026	
<b>EXPENDITURES</b>											
<b>Operating Expenditures</b>											
Divisional Administration & Support	11,498	11,912	13,619	1,707	14.3%	13,924	305	2.2%	14,351	428	3.1%
Woodward Upgrades	1,953	1,862	1,800	(62)	-3.3%	1,852	52	2.9%	1,906	53	2.9%
Customer Service & Community Outreach	6,924	11,958	7,594	(4,364)	36.5%	7,959	365	4.8%	8,213	254	3.2%
Compliance & Regulations	7,843	9,036	9,659	623	6.9%	10,045	386	4.0%	10,568	523	5.2%
Water Distribution & Wastewater Collection	24,239	25,450	25,594	144	0.6%	26,242	648	2.5%	27,046	804	3.1%
Plant Operations	35,866	40,004	41,110	1,106	2.8%	42,254	1,143	2.8%	43,547	1,293	3.1%
Plant Maintenance	12,563	13,619	14,154	535	3.9%	14,735	581	4.1%	15,225	490	3.3%
Capital Planning & Delivery	5,307	5,905	6,903	998	16.9%	7,253	350	5.1%	7,773	520	7.2%
Watershed Management	1,643	1,864	1,959	95	5.1%	2,130	171	8.7%	2,187	57	2.7%
Wastewater Abatement Program	1,142	1,142	1,142	-	0.0%	1,168	26	2.3%	1,195	27	2.3%
Alectra Utilities Service Contract	6,010	6,251	6,308	57	0.9%	6,453	145	2.3%	6,601	148	2.3%
Low Income Seniors Utility Rebate	500	500	500	-	0.0%	500	-	0.0%	500	-	0.0%
Sewer Lateral Management Program	325	300	300	-	0.0%	300	-	0.0%	300	-	0.0%
Hamilton Harbour Remedial Action Plan	604	679	679	-	0.0%	690	11	1.6%	701	11	1.6%
Residential Stormwater Subsidy Program	-	-	500	500	N/A	500	-	0.0%	500	-	0.0%
Protective Plumbing Program (3P)	753	750	750	-	0.0%	750	-	0.0%	750	-	0.0%
Financial Charges	86	84	84	-	0.6%	84	-	0.0%	84	-	0.0%
<b>Sub-Total</b>	<b>117,258</b>	<b>131,315</b>	<b>132,656</b>	<b>1,341</b>	<b>1.0%</b>	<b>136,839</b>	<b>4,183</b>	<b>3.2%</b>	<b>141,447</b>	<b>4,608</b>	<b>3.4%</b>
Capital and Reserve Recoveries	(8,746)	(10,202)	(11,157)	(955)	9.4%	(11,470)	(313)	2.8%	(11,791)	(321)	2.8%
<b>Sub-Total Operating Expenditures</b>	<b>108,512</b>	<b>121,113</b>	<b>121,499</b>	<b>386</b>	<b>0.3%</b>	<b>125,369</b>	<b>3,870</b>	<b>3.2%</b>	<b>129,656</b>	<b>4,287</b>	<b>3.4%</b>

# Rate Supported Financing Plan

Appendix "C" to Report FCS24041  
Page 2 of 3

	2023 Restated Budget	2024 Approved Budget	2025 Projected Budget	2025 vs. 2024		2026 Projected Budget	2026 vs. 2025		2027 Projected Budget	2027 vs. 2026	
<b>CAPITAL AND RESERVE IMPACTS ON OPERATING</b>											
<b>Contributions to Capital</b>											
Water Quality Initiatives	64,300	61,898	68,250	6,352	10.3%	71,530	3,280	4.8%	72,871	1,341	1.9%
Wastewater	54,231	53,114	66,360	13,246	24.9%	70,831	4,471	6.7%	69,799	(1,032)	-1.5%
Stormwater	14,822	19,858	31,470	11,655	58.7%	31,906	436	1.4%	37,704	5,798	18.2%
<b>Sub-Total Contributions to Capital</b>	<b>133,353</b>	<b>134,870</b>	<b>166,080</b>	<b>31,253</b>	<b>23.2%</b>	<b>174,267</b>	<b>8,188</b>	<b>4.9%</b>	<b>180,374</b>	<b>6,106</b>	<b>3.5%</b>
<b>Contributions for DC Exemptions</b>											
Water Quality Initiatives	2,520	18,872	17,316	(1,556)	-8.2%	17,489	173	1.0%	17,663	173	1.0%
Wastewater	4,590	11,323	10,390	(933)	-8.2%	10,494	104	1.0%	10,598	104	1.0%
Stormwater	1,890	7,549	6,927	(622)	-8.2%	6,996	69	1.0%	7,065	69	1.0%
<b>Sub-Total Contributions for DC Exemptions</b>	<b>9,000</b>	<b>37,745</b>	<b>34,633</b>	<b>(3,111)</b>	<b>-8.2%</b>	<b>34,979</b>	<b>346</b>	<b>1.0%</b>	<b>35,325</b>	<b>346</b>	<b>1.0%</b>
<b>Capital Debt Charges</b>											
Water Quality Initiatives	11,695	11,494	11,785	291	2.5%	20,810	9,025	76.6%	32,221	11,411	54.8%
Wastewater	13,229	12,871	12,985	114	0.9%	26,095	13,110	101.0%	45,026	18,931	72.5%
Stormwater	3,781	4,172	4,655	441	10.6%	7,496	2,841	61.0%	9,747	2,251	30.3%
DC Debt Charges Recoveries	(7,124)	(5,926)	(6,541)	(615)	10.4%	(20,183)	(13,642)	208.6%	(36,908)	(16,725)	82.9%
<b>Sub-Total Debt Charges</b>	<b>21,581</b>	<b>22,611</b>	<b>22,884</b>	<b>230</b>	<b>1.0%</b>	<b>34,218</b>	<b>11,334</b>	<b>49.5%</b>	<b>50,086</b>	<b>15,868</b>	<b>46.4%</b>
<b>Sub-Total Capital Financing</b>	<b>163,934</b>	<b>195,226</b>	<b>223,597</b>	<b>28,372</b>	<b>14.5%</b>	<b>243,465</b>	<b>19,868</b>	<b>8.9%</b>	<b>265,785</b>	<b>22,320</b>	<b>9.2%</b>
Reserve Transfers	-	(13,000)	(17,316)	(4,316)	33.2%	(8,745)	8,572	-49.5%	-	8,745	-100%
<b>Sub-Total Capital and Reserve Impacts on Operating</b>	<b>163,934</b>	<b>182,226</b>	<b>206,281</b>	<b>24,056</b>	<b>13.2%</b>	<b>234,720</b>	<b>28,440</b>	<b>13.8%</b>	<b>265,785</b>	<b>31,065</b>	<b>13.2%</b>
<b>TOTAL EXPENDITURES</b>	<b>272,447</b>	<b>303,339</b>	<b>327,780</b>	<b>24,441</b>	<b>8.1%</b>	<b>360,089</b>	<b>32,310</b>	<b>9.9%</b>	<b>395,440</b>	<b>35,352</b>	<b>9.8%</b>
<b>REVENUES</b>											
<b>Rate Revenue</b>											
Residential	121,736	134,525	147,041	12,516	9.3%	162,588	15,547	10.6%	179,845	17,257	10.6%



# Rate Supported Financing Plan

Appendix "C" to Report FCS24041  
Page 3 of 3

	2023 Restated Budget	2024 Approved Budget	2025 Projected Budget	2025 vs. 2024		2026 Projected Budget	2026 vs. 2025		2027 Projected Budget	2027 vs. 2026	
Industrial/Commercial/Institutional/Multi-res	128,335	140,871	155,305	14,434	10.2%	170,800	15,495	10.0%	187,558	16,759	9.8%
Haldimand	3,607	3,959	4,838	879	22.2%	5,307	469	9.7%	5,801	494	9.3%
Halton	311	339	475	136	40.1%	522	47	9.9%	571	49	9.4%
Raw Water	190	198	216	18	8.9%	235	20	9.1%	257	22	9.2%
Non-Metered	1,100	1,196	1,314	118	9.9%	1,443	129	9.8%	1,577	134	9.3%
Private Fire Lines	1,800	1,957	2,500	543	27.7%	2,750	250	10.0%	3,025	275	10.0%
Hauler / 3rd Party Sales	1,893	1,969	2,014	45	2.3%	2,060	46	2.3%	2,107	47	2.3%
Overstrength Agreements	3,439	3,508	3,589	81	2.3%	3,671	83	2.3%	3,756	84	2.3%
Sewer Surcharge Agreements	7,005	7,145	7,310	165	2.3%	7,478	168	2.3%	7,650	172	2.3%
<b>Sub-Total Utility Rates</b>	<b>269,415</b>	<b>295,665</b>	<b>324,601</b>	<b>28,936</b>	<b>9.8%</b>	<b>356,854</b>	<b>32,253</b>	<b>9.9%</b>	<b>392,148</b>	<b>35,293</b>	<b>9.9%</b>
<b>Non-Rate Revenue</b>											
Local Improvement Recoveries	276	276	276	-	-0.1%	276	-	0.0%	276	-	0.0%
Permits / Leases / Agreements	1,152	1,198	1,226	28	2.3%	1,254	28	2.3%	1,283	29	2.3%
Investment Income	450	450	450	-	0.0%	450	-	0.0%	450	-	0.0%
General Fees and Recoveries	1,154	1,200	1,227	27	2.3%	1,255	28	2.3%	1,284	29	2.3%
Building Faster Fund	-	4,550	-	(4,550)	-100%	-	-	N/A	-	-	N/A
<b>Sub-Total Non-Rate Revenue</b>	<b>3,031</b>	<b>7,674</b>	<b>3,179</b>	<b>(4,495)</b>	<b>58.6%</b>	<b>3,235</b>	<b>56</b>	<b>1.8%</b>	<b>3,293</b>	<b>58</b>	<b>1.8%</b>
<b>TOTAL REVENUES</b>	<b>272,447</b>	<b>303,339</b>	<b>327,780</b>	<b>24,441</b>	<b>8.1%</b>	<b>360,089</b>	<b>32,310</b>	<b>9.9%</b>	<b>395,440</b>	<b>35,352</b>	<b>9.8%</b>
<b>NET EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>	<b>-</b>	<b>-</b>	<b>N/A</b>	<b>-</b>	<b>-</b>	<b>N/A</b>
<b>RATE INCREASE</b>	<b>6.49%</b>	<b>10.04%</b>	<b>9.95%</b>			<b>10.04%</b>			<b>10.06%</b>		
<b>RESIDENTIAL BILL (200m3 p.a.)</b>	<b>\$ 877.30</b>	<b>\$ 965.40</b>	<b>\$1,061.50</b>			<b>\$1,168.05</b>			<b>\$1,285.50</b>		

Note: Anomalies due to rounding.


## 2025 Budget Schedule

### 2025 City of Hamilton Budget Schedule

Item	Date
Public Delegations	November 18, 2024
Rate Supported Budget	November 22, 2024 (November 28, 2024 if required)
User Fee Report	December 4, 2024
Public Delegations	January 20, 2025
Tax Supported Budget (Operating and Capital) Overview	January 23, 2025
Boards and Agencies Presentations	January 28, 2025
Departmental Budget Presentations - Housing and Healthy & Safe Communities	January 29, 2025
Departmental Budget Presentations - Corporate Services and City Manager’s Office	January 30, 2025
Departmental Budget Presentations - Planning & Economic Development and Public Works	January 31, 2025
GIC Budget Deliberations	February 7, 2025
Council Budget Approval	February 12, 2025



# INFORMATION REPORT

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	November 6, 2024
<b>SUBJECT/REPORT NO:</b>	2024 S&P Global Ratings Credit Rating Review (FCS24060) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Rosaria Morelli (905) 546-2424 Ext. 1390
<b>SUBMITTED BY:</b>	Mike Zegarac General Manager, Finance and Corporate Services Corporate Services Department
<b>SIGNATURE:</b>	

## COUNCIL DIRECTION

Not Applicable.

## INFORMATION

On October 15, 2024, S&P Global Ratings (“S&P”) affirmed its ‘AAA’ long-term issuer credit and senior unsecured debt ratings on the City of Hamilton. The outlook is stable.

Appendix “A” attached to Report FCS24060, respecting S&P Global Ratings Research Update on City of Hamilton, dated October 15, 2024 (the “Report”), is S&P’s published report on the City.

The City has maintained a ‘AAA/Stable’ rating on the City’s long-term issuer credit and senior unsecured debt by S&P since June 1, 2022, which is when S&P raised the rating to ‘AAA’ with ‘Stable’ outlook from ‘AA+’ with ‘Stable’ outlook. The rating of ‘AAA’ is the highest possible rating on S&P’s rating scale.

Prior to June 1, 2022, the City maintained a ‘AA+ / Stable’ rating on the City’s long-term issuer credit and senior unsecured debt by S&P for each year since June 16, 2017, which is when S&P raised the rating to ‘AA+’ with ‘Stable’ outlook from ‘AA’ with ‘Positive’ outlook.

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**SUBJECT: 2024 S&P Global Ratings Credit Rating Review (FCS24060)  
(City Wide) – Page 2 of 5**

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In the Report, the rating agency stated the City will undertake larger-than-historical capital spending for infrastructure and maintenance requirements in the next several years, which they expect will generate larger after-capital deficits over the outlook horizon. (An after-capital deficit arises when capital revenues plus operating revenues are less than capital expenditures plus operating expenditures.)

In S&P's base-case scenario for 2022-2026, S&P expects the City to generate after-capital deficits averaging just above 6% and to spend an average of C\$800 M in the forecast years. S&P noted that although they expect larger after-capital deficits, its stable outlook for the City reflects their view that the City's credit fundamentals will allow the City to execute a higher level of spending while maintaining robust overall results. S&P expect that the debt burden will remain relatively stable (and will represent about 18% of operating revenues by year-end 2026) and that the City's liquidity position will remain very high.

S&P reference a downside scenario that could result in a negative rating action in the next two years: "if a slow response by the city to changing operating conditions led to capital spending beyond expectations such that deficits rose above 10% on average, or additional borrowing increased the debt burden to more than 30% of operating revenues during the outlook horizon."

The City's ransomware attack on February 25, 2024 is referenced in the Report and S&P views management's response as commensurate to their assessment of the City's prudent financial management and that they assume a timely return to regular financial reporting.

S&P noted their belief that Hamilton continues to show characteristics of a resilient economy, including thorough diversification. S&P also noted the City's very high liquidity position, which is remarked to be a key credit strength in Hamilton's credit rating.

The City of Hamilton Ratings Score Snapshot (shown on page 4 of the Report) is presented in Table 1, below. The Snapshot shows S&P's assessment (score) of the City with respect to S&P's six key rating factors and shows the City's stand-alone credit profile and the City's issuer credit rating, both assigned by S&P. The six factors are institutional framework, economy, financial management, budgetary performance, liquidity and debt burden.

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**SUBJECT: 2024 S&P Global Ratings Credit Rating Review (FCS24060)  
(City Wide) – Page 3 of 5**

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**Table 1  
City of Hamilton Ratings Score Snapshot**

Key Rating Factors	Scores
Institutional framework	1
Economy	1
Financial management	2
Budgetary performance	3
Liquidity	1
Debt burden	1
Stand-alone credit profile	aaa
Issuer credit rating	AAA

S&P bases its ratings on the six key rating factors. The assessment of institutional framework is on a six-point scale with ‘1’ being the strongest score and ‘6’ the weakest. The remaining five factors are assessed on a five-point scale with ‘1’ being the strongest score and ‘5’ the weakest. S&P’s stand-alone credit profile is the result for the credit rating before any sovereign-related overriding factors when relevant are applied and the issuer credit rating is the City’s credit rating.

With respect to the key rating factors, the City has the strongest scores (at ‘1’) for institutional framework, economy, liquidity and debt burden; the second-best score (at ‘2’) for financial management; and the third-best score (at “3”) for budgetary performance. The City has a stand-alone credit profile score of ‘aaa’, and S&P applied no sovereign-related overriding factors to the profile. The issuer credit rating is ‘AAA’.

Except for budgetary performance, the scores are unchanged compared with last year’s scores, which were in the Ratings Score Snapshot in S&P’s Report dated October 17, 2023, attached as Appendix “A” to Report FCS23099 respecting 2023 S&P Global Ratings Credit Rating Review (City Wide).

The budgetary performance assessment is now “3”, one notch lower compared with last year when the assessment was “2”. S&P’s expectation for larger after-capital deficits over the base-case period for 2022 to 2026 affected the assessment for this year.

The City’s credit rating in comparison with other large Ontario municipalities is shown in Table 2. Unless marked otherwise, each of the ratings has a ‘Stable’ outlook.

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**SUBJECT: 2024 S&P Global Ratings Credit Rating Review (FCS24060)  
(City Wide) – Page 4 of 5**

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**Table 2  
Credit Rating Comparison**

<b>Municipality</b>	<b>S&amp;P<sup>1</sup></b>	<b>Moody's<sup>2</sup></b>
Regional Municipality of Durham	AAA	Aaa
Regional Municipality of Halton	AAA	Aaa
City of London	–	Aaa
Regional Municipality of Peel	AAA	Aaa
Regional Municipality of Waterloo	–	Aaa
City of Guelph	AAA	–
City of Hamilton	AAA	–
Regional Municipality of York	AAA	Aaa
City of Barrie	AA+ (Positive)	–
City of Kingston	AA+	–
Regional Municipality of Niagara	AA+	–
City of Ottawa	AA+	Aaa
City of Toronto <sup>3</sup>	AA+	Aa1
City of Windsor	AA+	–

<sup>1</sup> S&P Global Ratings

<sup>2</sup> Moody's Investors Services Inc.

<sup>3</sup> also rated AA by DBRS Morningstar

– denotes not rated

A history of the City's credit ratings is shown in Table 3, below.

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**SUBJECT: 2024 S&P Global Ratings Credit Rating Review (FCS24060)  
(City Wide) – Page 5 of 5**

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**Table 3  
City of Hamilton's<sup>1</sup> Credit Rating History**

<b>Rating Agency</b>	<b>Rating (Outlook 'Stable' unless otherwise marked)</b>	
S&P	AAA	2024
	AAA	2023
	AAA	2022 (October 13)
	AAA	2022 (June 1)
	AA+	2021
	AA+	2020
	AA+	2019
	AA+	2018
	AA+:	2017 (November 14)
	AA+	2017 (June 16)
	AA /Positive:	2016
	AA:	2008-2015
	AA /Positive:	2005-2007
	AA:	2001-2004
		AA:
	AA+	1994-1999 <sup>2</sup>
	AAA	1989-1994 <sup>2</sup>
Moody's	Aa3	1995-2001
	Aa2	1988-1995
DBRS	AA	2004-2009
	AA+	1994-2004

<sup>1</sup> City of Hamilton and, prior to amalgamation, the Regional Municipality of Hamilton-Wentworth

<sup>2</sup> Prior to 2001, ratings shown under S&P are the ratings of Canadian Bond Rating Service, which was bought by S&P and its predecessor companies and announced on October 31, 2000.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report FCS24060 – S&P Global Ratings - City of Hamilton 'AAA'  
Ratings Affirmed; Outlook Remains Stable

Research Update:

# City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable

October 15, 2024

## Overview

- Driven by infrastructure and maintenance requirements, the City of Hamilton will undertake a larger-than-historical level of capital spending in the next several years, as well as some related debt issuance.
- However, we expect that operating results will remain strong and stable, and that liquidity will remain more than sufficient to cover debt service.
- Therefore, S&P Global Ratings affirmed its 'AAA' long-term issuer credit and senior unsecured debt ratings on Hamilton.
- The stable outlook reflects our view that, although we expect larger after-capital deficits, its credit fundamentals will allow the city to execute a higher level of spending while maintaining robust overall results.

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CRISIL Global Analytical Center, an  
S&P affiliate, Mumbai

## Rating Action

On Oct. 15, 2024, S&P Global Ratings affirmed its 'AAA' long-term issuer credit and senior unsecured debt ratings on the City of Hamilton, in the Province of Ontario. The outlook is stable.

## Outlook

The stable outlook reflects S&P Global Ratings' expectations that, in the next two years, the city will maintain its prudent long-term financial planning and risk management policies such that its budgetary performance remains strong, while generating after-capital deficits in the service of its large capital plan. We expect the debt burden will remain relatively stable and that the city's liquidity position will remain very high.

## Downside scenario

We could take a negative rating action in the next two years if a slow response by the city to



**Research Update: City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable**

changing operating conditions led to capital spending beyond expectations such that deficits rose above 10% on average, or additional borrowing increased the debt burden to more than 30% of operating revenues during the outlook horizon.

**Rationale**

To support its expanding economy, Hamilton is set to undertake a large capital plan focusing on key water and wastewater infrastructure upgrades, transit service improvements, and cyber security investments. As a result, we expect this plan will drive after-capital deficits of greater than 5% over the outlook horizon and a moderate increase in the city's debt burden. At the same time, we expect that Hamilton's economy will remain broad and diversified, allowing the city to generate continuous high operating balances and maintain liquidity more than sufficient to cover 12 months of debt service.

**Supportive institutions and prudent financial management practices will bolster Hamilton's creditworthiness.**

We believe Hamilton demonstrates characteristics of a resilient economy, including thorough diversification. Although historically rooted in steel production, the economy has expanded into other sectors, including advanced manufacturing, aerospace, agribusinesses, food processing, life sciences, digital media, and goods transport. The city's accessible location on the edge of the Greater Toronto Area supports its ability to attract business and investment. Although municipal GDP data are unavailable, we believe that Hamilton's GDP per capita is in line with the national level, which we estimate will be about US\$53,400 in 2024.

In our view, Hamilton demonstrates prudent financial management policies. Its planning is facilitated by a four-year budget outlook and multiyear business plans. These plans complement the city's thorough and transparent disclosure; long-term financial sustainability plans; long-term operating and spending forecasts; and robust policies for investments, debt, and risk management.

On Feb. 25, 2024, Hamilton was subject to a ransomware attack that affected the vast majority of its systems. The city was able to quickly contain the attack without paying the ransom nor was any personal identifying information compromised. Since containing the attack, Hamilton has been rebuilding its operations from extensive backups, taking the opportunity provided by the attack to reinforce its cyber preparedness initiatives through additional capital spending. At the same time, the full cost of responding to and recovering from the attack is unknown although regular costing updates to-date have been provided. As a result of the attack, the city has seen delays in the release of year-end financial statements. However, we view management's nimble response as commensurate with our assessment of its prudent financial management and assume a timely return to regular financial reporting.

As do other Canadian municipalities, Hamilton benefits from an extremely predictable and supportive local and regional government framework that has demonstrated high institutional stability and evidence of systemic extraordinary support in times of financial distress. Most recently through the pandemic, senior levels of government provided operating and transit-related grants to municipalities, in addition to direct support to individuals and businesses. Although provincial governments mandate a significant proportion of municipal spending, they also provide operating fund transfers and impose fiscal restraint through legislative requirements to pass balanced operating budgets. Municipalities generally have the ability to match expenditures well with revenues, except for capital spending, which can be

**Research Update: City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable**

intensive. Any operating surpluses typically fund capital expenditures and future liabilities (such as postemployment obligations) through reserve contributions. Municipalities have demonstrated a track record of strong budget results and, therefore, debt burdens, on average, are low relative to those of global peers and growth over time has been modest.

**Elevated capital spending will require some moderate debt issuance over the outlook horizon, though both will remain manageable.**

Given the key capital expenditures planned to enable growth, we expect that Hamilton's spending on these projects will increase notably from prior years. In our base-case scenario for 2022-2026, we expect the city to generate after-capital deficits averaging just above 6% and spend an average of C\$800 million in the forecast years. This spending will be primarily for investments in water and wastewater treatment facilities across the city, as well as infrastructure developments and transit services. Apart from these, the city's planned C\$3.4 billion light-rail transit project is expected to continue largely apace, with funding wholly the responsibility of senior levels of government. At the same time, we expect that its stable property tax base will allow Hamilton to generate operating balances averaging 13% over the base-case period.

In 2024-2026, Hamilton plans to issue about C\$212 million of debt, consisting of both mortgages and debentures, to fund part of its capital projects. Nevertheless, we expect tax-supported debt will remain relatively stable and will represent about 18% of operating revenues by year-end 2026, as debt repayment helps to offset new debt issuance. Beyond the outlook horizon, we expect the city will issue additional debt to fund its capital plan. We expect its interest burden will remain low through the outlook horizon despite planned issuances, representing less than 1% of adjusted operating revenues in all years. We also believe the city's exposure to contingent liabilities is limited.

In our view, Hamilton's liquidity is a key credit strength. We estimate total free cash in the next 12 months will be enough to cover over 8x the estimated debt service for the period. We expect this ratio will remain well above 100% during the outlook horizon.

**City of Hamilton – Selected Indicators**

Table 1

**City of Hamilton--Selected indicators**

(Mil. C\$)	--Fiscal year ended Dec. 31--					
	2021	2022	2023bc	2024bc	2025bc	2026bc
Operating revenues	1,826	1,892	1,972	2,047	2,135	2,227
Operating expenditures	1,585	1,648	1,715	1,790	1,850	1,919
Operating balance	241	244	257	257	285	308
Operating balance (% of operating revenues)	13.2	12.9	13.0	12.6	13.3	13.8
Capital revenues	139	123	209	282	327	272
Capital expenditures	447	320	571	770	892	741
Balance after capital accounts	(67)	46	(105)	(231)	(281)	(161)
Balance after capital accounts (% of total revenues)	(3.4)	2.3	(4.8)	(9.9)	(11.4)	(6.5)

**Research Update: City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable**

Table 1

**City of Hamilton--Selected indicators (cont.)**

(Mil. C\$)	--Fiscal year ended Dec. 31--					
	2021	2022	2023bc	2024bc	2025bc	2026bc
Debt repaid	52	52	41	38	43	39
Gross borrowings	17	4	2	4	148	60
Balance after borrowings	(102)	(2)	(143)	(266)	(176)	(140)
Direct debt (outstanding at year-end)	401	353	315	280	385	406
Direct debt (% of operating revenues)	22.0	18.7	16.0	13.7	18.0	18.3
Tax-supported debt (outstanding at year-end)	401	353	315	280	385	406
Tax-supported debt (% of consolidated operating revenues)	22.0	18.7	16.0	13.7	18.0	18.3
Interest (% of operating revenues)	0.6	0.5	0.4	0.4	0.6	0.6
National GDP per capita (single units)	65,825	72,249	72,127	72,553	74,508	76,835

The data and ratios above result in part from S&P Global Ratings' own calculations, drawing on national as well as international sources, reflecting S&P Global Ratings' independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. The main sources are the financial statements and budgets, as provided by the issuer. bc--Base case reflects S&P Global Ratings' expectations of the most likely scenario.

**Ratings Score Snapshot**

Table 2

**City of Hamilton -- Rating component scores**

Key rating factors	Scores
Institutional framework	1
Economy	1
Financial management	2
Budgetary performance	3
Liquidity	1
Debt burden	1
Stand-alone credit profile	aaa
Issuer credit rating	AAA

S&P Global Ratings bases its ratings on non-U.S. local and regional governments (LRGs) on the six main rating factors in this table. In the "Methodology For Rating Local And Regional Governments Outside Of The U.S.," published on July 15, 2019, we explain the steps we follow to derive the global scale foreign currency rating on each LRG. The institutional framework is assessed on a six-point scale: 1 is the strongest and 6 the weakest score. Our assessments of economy, financial management, budgetary performance, liquidity, and debt burden are on a five-point scale, with 1 being the strongest score and 5 the weakest.

**Key Sovereign Statistics**

Sovereign Risk Indicators, Oct. 7, 2024. An interactive version is available at <http://www.spratings.com/sri>

**Research Update: City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable****Related Criteria**

- General Criteria: Environmental, Social, And Governance Principles In Credit Ratings, Oct. 10, 2021
- Criteria | Governments | International Public Finance: Methodology For Rating Local And Regional Governments Outside Of The U.S., July 15, 2019
- General Criteria: Principles Of Credit Ratings, Feb. 16, 2011

**Related Research**

- Economic Outlook Canada Q4 2024: Further Rate Cuts Will Accelerate Growth, Sept. 24, 2024
- Risk Indicators For Canadian Local And Regional Governments: Strong Fiscal Management Is Key To Withstand Population Pressures, Sept. 19, 2024
- Canadian Municipalities Employ Flexibilities Within Fiscal Framework To Temper Cost Pressures, April 2, 2024
- Sector And Industry Variables | Criteria | Governments | Sovereigns: Sovereign Rating Methodology, March 26, 2024
- S&P Global Ratings Definitions, June 9, 2023

In accordance with our relevant policies and procedures, the Rating Committee was composed of analysts that are qualified to vote in the committee, with sufficient experience to convey the appropriate level of knowledge and understanding of the methodology applicable (see 'Related Criteria And Research'). At the onset of the committee, the chair confirmed that the information provided to the Rating Committee by the primary analyst had been distributed in a timely manner and was sufficient for Committee members to make an informed decision.

After the primary analyst gave opening remarks and explained the recommendation, the Committee discussed key rating factors and critical issues in accordance with the relevant criteria. Qualitative and quantitative risk factors were considered and discussed, looking at track-record and forecasts.

The committee's assessment of the key rating factors is reflected in the Ratings Score Snapshot above.

The chair ensured every voting member was given the opportunity to articulate his/her opinion. The chair or designee reviewed the draft report to ensure consistency with the Committee decision. The views and the decision of the rating committee are summarized in the above rationale and outlook. The weighting of all rating factors is described in the methodology used in this rating action (see 'Related Criteria And Research').

**Ratings List****Ratings Affirmed****Hamilton (City of)**


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Issuer Credit Rating AAA/Stable/--

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**Research Update: City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable****Ratings Affirmed****Hamilton (City of)**

Senior Unsecured	AAA
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Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at [www.spglobal.com/ratings](http://www.spglobal.com/ratings) for further information. Complete ratings information is available to RatingsDirect subscribers at [www.capitaliq.com](http://www.capitaliq.com). All ratings affected by this rating action can be found on S&P Global Ratings' public website at [www.spglobal.com/ratings](http://www.spglobal.com/ratings).

**Research Update: City of Hamilton 'AAA' Ratings Affirmed; Outlook Remains Stable**

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Hamilton

**ACCESSIBILITY COMMITTEE FOR PERSONS WITH  
DISABILITIES  
REPORT 24-009**

4:00 p.m.

Tuesday, October 8, 2024

Room 264, 2nd Floor Hamilton City Hall (Hybrid)  
71 Main Street West

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**Present:** Councillor M. Tadeson, J. Kemp (Chair),  
L. Dingman, L. Janosi (virtually), L. Johanson  
(virtually), H. Kaur, M. McNeil (virtually),  
K. Nolan (virtually), R. Westbrook (virtually)

**Absent with**

**Regrets:** P. Kilburn (Vice-Chair), B. Cullimore,  
H. Bonenfant, J. Maurice, T. Murphy, T. Nolan

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**THE ACCESSIBILITY COMMITTEE FOR PERSONS WITH  
DISABILITIES PRESENTS REPORT 24-009 FOR  
INFORMATION:**

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

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

## **6. DELEGATION REQUESTS**

- 6.1 Brad Evoy, Disability Justice Network of Ontario, Regarding Recommendations from the September Meeting of Accessibility Committee for Persons with Disabilities and Resultant Response at General Issues Committee (In person)
- 6.2 Brad Evoy, Disability Justice Network of Ontario, respecting Universal Design Standards in the City Public and City Supported Housing (In person) (For a future meeting)

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

11.1 Paramedic Service in the Community (no copy), 11.2 Procedures when Picking up People out in Public on Mobility Devices (no copy), and 11.3 Accessible Arresting Procedures and Cells (no copy), are to be considered following Item 7.1, Delegations.

The Agenda for the October 8, 2024, meeting of the Accessibility Committee for Persons with Disabilities, was approved, as amended.

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

There were no declarations of interest.



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

**(i) September 10, 2024 (Item 4.1)**

The minutes of the September 10, 2024 Accessibility Committee for Persons with Disabilities meeting, were approved, as presented.

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

**(i)** The following Delegation Requests, were approved:

**(i)** Brad Evoy, Disability Justice Network of Ontario, Regarding Recommendations from the September Meeting of Accessibility Committee for Persons with Disabilities and Resultant Response at General Issues Committee (In person) (For today's meeting) (Added Item 6.1)

**(ii)** Brad Evoy, Disability Justice Network of Ontario, respecting Universal Design Standards in the City Public and City Supported Housing (In person) (For a future meeting) (Added Item 6.2)

**(e) DELEGATIONS (Item 7)****(i) Brad Evoy, Disability Justice Network of Ontario, Regarding Recommendations from the September Meeting of Accessibility Committee for Persons with Disabilities and Resultant Response at General Issues Committee (In person) (Added Item 7.1)**

Brad Evoy, Disability Justice Network of Ontario, addressed the Committee regarding recommendations from the September meeting of Accessibility Committee for Persons with Disabilities and resultant response at General Issues Committee.

The Delegation from Brad Evoy, Disability Justice Network of Ontario, respecting Recommendations from the September Meeting of Accessibility Committee for Persons with Disabilities and Resultant Response at General Issues Committee, was received.

**(f) DISCUSSION ITEMS (Item 11)****(i) Paramedic Service in the Community (no copy) (Item 11.1)**

Chief Sanderson, Hamilton Paramedic Service, provided the Committee with an overview of the paramedic service in the community.

The overview from Chief Sanderson, Hamilton Paramedic Service, respecting the paramedic service in the community, was received.

**(ii) Procedures when Picking up People out in Public on Mobility Devices (no copy) (Item 11.2)**

Deputy Chief Crocker, Hamilton Paramedic Service, provided the Committee with an overview of the procedures followed when picking up people in the public who are on mobility devices.

The overview from Deputy Chief Crocker, Hamilton Paramedic Service, respecting procedures when picking up people in the public who are on mobility devices, was received.

**(iii) Accessible Arresting Procedures and Cells (no copy) (Item 11.3)**

Superintendent, Field Support, Spencer, Hamilton Police Service, provided the Committee with an overview of the accessible arresting procedures and cells.

The overview from Superintendent, Field Support, Spencer, Hamilton Police Service, respecting accessible arresting procedures and cells, was received.

**(g) CONSENT ITEMS (Item 9)**

J. Kemp relinquished the Chair to H. Kaur in order to provide the Built Environment Working Group Update (Item 9.1) and Outreach Working Group Update (Item 9.3).

**(i) (1) Built Environment Working Group Update (Item 9.1)**

J. Kemp provided a verbal update.

(a) Built Environment Working Group Meeting Notes - October 1, 2024 (Item 9.1(a))

(b) Built Environment Working Group Recommendations for Accessible Outdoor Patio Dining (Item 9.1(b))

**(2) Housing Working Group Update (no copy) (Item 9.2)**

No update.

**(3) Outreach Working Group Update (Item 9.3)**

J. Kemp provided a verbal update.

(a) "Ability First" Accessibility Fair Update - September 2024 (Item 9.3(a))

**(4) Transportation Working Group Update (no copy) (Item 9.4)**

No update.

**(5) Strategic Planning Working Group Update (no copy) (Item 9.5)**

No update.

**(6) Open Spaces and Parklands Working Group Update (no copy) (Item 9.6)**

No update.

**(ii)** The following Consent Items, were received:

**(1) Built Environment Working Group Update (Item 9.1)**

(a) Built Environment Working Group Meeting Notes - October 1, 2024 (Item 9.1(a))

(b) Built Environment Working Group Recommendations for Accessible Outdoor Patio Dining (Item 9.1(b))

**(3) Outreach Working Group Update (Item 9.3)**

(a) "Ability First" Accessibility Fair Update -

September 2024 (Item 9.3(a))

J. Kemp assumed the Chair after he had provided the Committee with the respective updates.

**(h) ADJOURNMENT (Item 16)**

There being no further business, the Accessibility Committee for Persons with Disabilities, adjourned at 5:21 p.m.


Respectfully submitted,

James Kemp, Chair  
Accessibility Committee for  
Persons with Disabilities

Carrie McIntosh  
Legislative Coordinator  
Office of the City Clerk



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

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	November 6, 2024
<b>SUBJECT/REPORT NO:</b>	Barton Kenilworth Tax Increment Grant Program and the Downtown and Barton/Kenilworth Housing Opportunities Program – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2)
<b>WARD(S) AFFECTED:</b>	Ward 2
<b>PREPARED BY:</b>	Carlo Gorni (905) 546-2424 Ext. 2755 Johnpaul Loiacono (905) 546-2424 Ext. 5134
<b>SUBMITTED BY:</b>	Norm Schleeahn Director, Economic Development Planning and Economic Development Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

- (a) That a Barton Kenilworth Tax Increment Grant Program Application submitted by 2844238 Ontario Inc. (Ramin Jalalpour, Moehsen Jalalpour, Rouh Ramezani, Joseph Tavana and Payam Khazanbaik), for the property at 252-266 Catharine Street North, Hamilton, estimated at \$169,811.53 over a maximum of a nine year period, and based upon the incremental tax increase attributable to the renovations of 252-266 Catharine Street North, Hamilton, be authorized and approved in accordance with the terms and conditions of the Barton Kenilworth Tax Increment Grant Program;
- (b) That the General Manager of the Planning and Economic Development Department be authorized and directed to execute a Grant Agreement together with any ancillary documentation required, to give effect to the Barton Kenilworth Tax Increment Grant Program for 2844238 Ontario Inc. (Ramin Jalalpour, Moehsen Jalalpour, Rouh Ramezani, Joseph Tavana and Payam Khazanbaik) for the property known as 252-266 Catharine Street North, Hamilton, in a form satisfactory to the City Solicitor;

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 2 of 12**

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- (c) That the General Manager of the Planning and Economic Development Department be authorized and directed to administer the Grant and Grant Agreement including, but not limited to, deciding on actions to take in respect of events of default and executing any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Barton Kenilworth Tax Increment Grant Program, as approved by City Council, are maintained and that any applicable Grant Amending Agreements are undertaken in a form satisfactory to the City Solicitor;
- (d) That a Downtown and Barton/Kenilworth Housing Opportunities Program Application submitted by 2844238 Ontario Inc. (Ramin Jalalpour, Moehsen Jalalpour, Rouh Ramezani, Joseph Tavana and Payam Khazanbaik), the registered owner of the property at 252-266 Catharine Street North, Hamilton, estimated at \$357,000, be authorized and approved in accordance with the terms and conditions of the Downtown and Barton/Kenilworth Housing Opportunities Program;
- (e) That the Mayor and City Clerk be authorized and directed to execute a Loan Agreement together with any ancillary documentation required, to effect recommendation (d) of Report PED24194, in a form satisfactory to the City Solicitor;
- (f) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Loan Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Downtown and Barton/Kenilworth Housing Opportunities Program, as approved by City Council, are maintained.

## **EXECUTIVE SUMMARY**

The Barton Kenilworth Tax Increment Grant Program and the Downtown and Barton/Kenilworth Housing Opportunities Program Applications for the renovation of 252-266 Catharine Street North (the “subject lands”), Hamilton, were submitted by 2844238 Ontario Inc. (Ramin Jalalpour, Moehsen Jalalpour, Rouh Ramezani, Joseph Tavana and Payam Khazanbaik) on April 1, 2022, and March 1, 2022, respectively.

The subject lands are located at the south-east corner of Barton Street East and Catharine Street. At the time of Applications, the property contained a vacant commercial building. Renovations to the building have resulted in the creation of twenty rental residential units and one commercial unit. The proposal increases the rental housing supply within the city through the adaptive reuse of a building on otherwise underutilized lands. The renovations are now substantially complete.

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 3 of 12**

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Construction costs are estimated at \$4,124,837 and it is projected that the proposed redevelopment will increase the assessed value of the property from its current value of \$1,123,000 to approximately \$4,241,155. The appraised value of the subject lands is approximately \$10,500,000.

The Barton Kenilworth Tax Increment Grant Program offers a grant for the uplift in municipal taxes, which is paid on an annual basis. The program terms limit the payments at 100% of the municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight, and 20% in year nine. This project will increase the total annual property taxes generated by the subject lands. Therefore, the municipal share of this property tax increase (municipal tax increment) will be approximately \$24,258.79 of which 100% would be granted to the owner during years one to five, 80% or approximately \$19,407.03 in year six, 60% or approximately \$14,555.27 in year seven, 40% or approximately \$9,703.52 in year eight and 20% or approximately \$4,851.76 in year nine. The estimated total value of the Grant is approximately \$169,811.53. Note that every year the tax increment is based on actual taxes for that year.

The Downtown and Barton/Kenilworth Housing Opportunities Program offers a 0% interest loan for projects that result in predominantly residential development including converting existing commercial space into multiple dwellings. The maximum loan amount is the lessor of \$4,000,000 or 25% of the cost of construction (to a maximum of \$5,000,000). However, the Applicant shall have no less than 25% equity based upon the appraised value of the subject lands, therefore the estimated maximum loan is \$357,000.

The program term for the loan stipulates that the loan is advanced in three stages: upon completion of 60% of the renovations, 80% of the renovations, and finally at substantial completion. However, given that the project is substantially complete, the loan will be fully advanced, except for a 10% holdback and administrative unit fee of \$653. The loan is to be repaid at 10% of the principal each year for four years (payments begin after the first year) and at the end of the fifth year of the loan, a balloon payment is required to repay the remaining 60% of the loan.

The previous condition of the site (September 2023) and the post renovation pictures are provided below:

**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 4 of 12**

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**Conditions prior to the renovation of the subject lands**



View looking south toward the northern elevation



View looking north east toward the western elevation  
(Source: maps.google.ca; image from April 2022)

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 5 of 12**

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**Project complete**



View looking north east of the western elevation. Note, the façade along Barton Street remains unchanged.

**Alternatives for Consideration – See Page 12.**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Per the Barton Kenilworth Tax Increment Grant Program terms, the City will collect full property taxes on the property and, in turn, provide a Grant over nine years, declining each year after the first five years by 20%, based on the increase in the municipal portion of the taxes, post-development completion of 252-266 Catharine Street North, Hamilton. Following year five 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 nine years totals \$218,329.11, of which the Applicant would receive a Grant totalling approximately \$169,811.53 and the city retaining taxes totalling approximately \$48,517.58.

Per the Downtown and Barton/Kenilworth Housing Opportunities Program loan terms, the City will advance the \$357,000 all at once, less a 10% holdback and administration fee per dwelling unit of \$653. The Holdbacks will be released 60 days after publication of the Certificate of Substantial Performance and the Applicant has provided to the City a Statutory Declaration(s), sworn to by the Contractor, that states: that all accounts for

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 6 of 12**

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labour, contracts, subcontracts, products, services, machinery and equipment which have been incurred in the Project and for which an "owner" as defined in the *Construction Act* might in any way be held responsible, have been paid in full; there are no notices of liens; there are no registration of liens on title; and lien rights with an entitlement against the Holdbacks have expired.

As per the terms of the Downtown and Barton/Kenilworth Housing Opportunities Program, the applicant paid an application fee of \$390 at the time of application, and an administration cost of \$653 per unit (\$13,060.09 for 20 residential units) will be charged to the applicant at the first advance of the loan. Therefore, the applicant will pay a total of \$13,450.09 in administration fees.

The loan monies are to be advanced from the City of Hamilton's line-of-credit with the foregone interest being charged to Account Number 52901-815010.

**Staffing:** Grant and loan payments under the Barton Kenilworth Tax Increment Grant Program and the Downtown and Barton/Kenilworth Housing Opportunities Program are processed by the Commercial Districts and Small Business Section and Taxation Division. 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 and Loan Agreement prior to both being advanced. The Agreements will be developed in consultation with Legal Services Division. Prior to the advance of funding from the City, the Applicant will be required to execute a Loan Agreement and provide security for the loan by way of a second mortgage registered against the property. The loan will also be secured by a personal guarantee by Ramin Jalalpour, Rouh Ramezani, and Payam Khazanbaik and a corporate guarantee from 2844238 Ontario Inc.

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 7 of 12**

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As construction projects move forward, it is sometimes necessary to amend previously approved Agreements and any ancillary documentation. Therefore, staff recommends that the General Manager of Planning and Economic Development be authorized to amend both Agreements and any ancillary documentation, provided that the terms and conditions of the Barton Kenilworth Tax Increment Grant Program and the Downtown and Barton/Kenilworth Housing Opportunities Program, as approved by City Council, are maintained.

## **HISTORICAL BACKGROUND**

On March 1, 2022, the registered property owner of 252-266 Catharine Street North, Hamilton, 2844238 Ontario Inc. (Ramin Jalalpour, Moehsen Jalalpour, Rouh Ramezani, Joseph Tavana and Payam Khazanbaik), submitted an Application to the Downtown and Barton/Kenilworth Housing Opportunities Program for the renovation of 252-266 Catharine Street North (the “subject lands”).

On April 11, 2022, they then submitted an Application to the Barton Kenilworth Tax Increment Grant Program for the subject lands.

These programs have slightly different origins. The Downtown and Barton/Kenilworth Housing Opportunities Program (formerly the Hamilton Downtown Multi-Residential Loan Program), was approved by City Council at its meeting held September 25, 2002. Since that time, a number of program refinements have been made including the expansion of the program from Downtown Hamilton to the Barton Village Business Improvement Area and the commercial corridors along Barton Street, east of the Barton Village Business Improvement Area and along Kenilworth Avenue North while the Barton/Kenilworth Tax Increment Grant Program was first established by City Council on May 11, 2016, through the approval of an amendment to the Downtown and Community Renewal Community Improvement Plan (2016). The programs are currently established through the updated Revitalizing Hamilton’s Commercial Districts Community Improvement Plan, which was approved by City Council on September 29, 2021, via By-law 21-164.

The Barton/Kenilworth Tax Increment Grant Program is intended to incentivize property owners located along the Barton Street East and Kenilworth Avenue North commercial corridors (including properties within the Barton Village Business Improvement Area) to develop, redevelop or otherwise improve properties and/or buildings in a manner that will support the broader revitalization of these districts as well as generate new municipal property tax revenue through increased property assessments.

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 8 of 12**

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The Barton/Kenilworth Tax Increment Grant Program is to be in an amount which does not exceed 100% of the municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight, and 20% in year nine. The exact geographic boundaries within which these programs are available are defined through the associated Revitalizing Hamilton Community Improvement Project Area By-law (21-163).

The Downtown and Barton/Kenilworth Housing Opportunities Program is intended to provide financial assistance in the form of a low-interest loan to promote the development of multiple dwelling units that will create new housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. The program terms set the maximum loan amount to the lesser of \$4,000,000 or 25% of the cost of construction. However, the Applicant shall have no less than 25% equity based upon the appraised value of the subject lands upon completion of the development, which can affect the amount of the loan the Applicant can qualify for despite the total construction cost.

This project is eligible under the terms of both the Downtown and Barton/Kenilworth Housing Opportunities Program and the Barton/Kenilworth Tax Increment Grant Program. The Applicant can qualify for the Barton/Kenilworth Tax Increment Grant upon completion of the renovations. Construction costs were estimated at \$4,124,837. The total estimated Grant over the nine-year period is approximately \$169,811.53. The total estimated loan is \$357,000.

## **POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

### **Urban Hamilton Official Plan**

The subject lands are identified as “Lands Subject to Non-Decision 113 West Harbour Setting Sail” on Schedule E-1 of the Urban Hamilton Official Plan, therefore the Urban Hamilton Official Plan policies (OPA167) do not apply. Note that there was no decision made by the Ministry of Municipal Affairs and Housing regarding the adoption of the West Harbour (Setting Sail) Secondary Plan into the current Urban Hamilton Official Plan as the West Harbour (Setting Sail) Secondary Plan was under appeal.

Within the West Harbour (Setting Sail) Secondary Plan, the subject lands are designated as “Prime Retail”, which generally permits mixed use developments including residential uses.

**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 9 of 12**

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### **Zoning By-law No. 6593**

The subject lands are zoned “J/S-378” (Light and Limited Heavy Industry, Etc.) District, Modified, within the former City of Hamilton Zoning By-law 6593. This zone does not permit the proposed multiple dwelling.

Notwithstanding the above, the proposal is permitted given that Minor Variance Application HM/A-21:38 allowed the change of use and conversion of the existing building to a 20-unit multiple dwelling with the condition that the 137.5 square meters of retail space is maintained on the ground floor. The proposed plans submitted demonstrate that the required retail space will be maintained.

### **Site Plan Control**

The subject lands are subject to Site Plan Control, however, given that the proposal consists of interior renovations and no exterior modifications, a Site Plan Control Application waiver was issued by the City in 2021.

### **RELEVANT CONSULTATION**

Staff from the Finance and Administration Division, Corporate Services Department and the Legal Services Division, City Manager’s Office was consulted, and the advice received is incorporated into Report PED24194.

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

Commercial Districts and Small Business staff, in co-operation with staff from the Taxation and Legal Services Divisions, developed an estimated schedule of Grant payments under the terms of the Barton/Kenilworth Tax Increment Grant Program. The final schedule of Grant payments will be contingent upon a new assessment by Municipal Property Assessment Corporation 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 the Municipal Property Assessment Corporation’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 nine-year period.

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**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 10 of 12**

<b>Grant Level:</b>		<b>100%</b>	
<b>Total Eligible Costs (Maximum)</b>	\$4,124,837		
<b>Total Pre-Project CVA:</b>			Year: 2021
<b>CT Commercial</b>	\$1,123,000		
<b>Pre-Project Property Taxes</b>			
<b>Municipal Levy</b>	\$23,470.93		
<b>Education Levy</b>	<u>\$9,882.40</u>		
<b>Pre-Project Property Taxes</b>	\$33,353.33		
<b>*Post-Project CVA</b>			
<b>CVA NT New Multi-Residential</b>	\$3,954,869		
<b>CVA CT Commercial</b>	<u>\$286,286</u>		
<b>Estimated Post-Project CVA</b>	\$4,241,155		Year: To Be Determined
<b>**Estimated Municipal Levy</b>	\$47,729.72		
<b>**Estimated Education Levy</b>	<u>\$8,570.27</u>		
<b>**Estimated Post-Project Property Taxes</b>	\$56,299.99		

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

\*\*2021 tax rates have been used for calculation of the estimated post-development property taxes.

Pre-project Municipal Taxes = Municipal Levy = \$23,470.93

Municipal Tax Increment = \$47,729.72 - \$23,470.93 = \$24,258.79

Payment in Year One = \$24,258.79 x 1.0 = \$24,258.79



**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 11 of 12**

**ESTIMATED GRANT PAYMENT SCHEDULE for 252 CATHARINE STREET NORTH (Subject to re-calculation each year and up to the total eligible costs)**

Year	Grant Factor	Tax Increment*	Grant
1	100%	\$24,258.79	\$24,258.79
2	100%	\$24,258.79	\$24,258.79
3	100%	\$24,258.79	\$24,258.79
4	100%	\$24,258.79	\$24,258.79
5	100%	\$24,258.79	\$24,258.79
6	80%	\$24,258.79	\$19,407.03
7	60%	\$24,258.79	\$14,555.27
8	40%	\$24,258.79	\$9,703.52
9	20%	\$24,258.79	\$4,851.76
<b>Total</b>		<b>\$218,329.11</b>	<b>\$169,811.53</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.

Supporting documentation for the Application included an appraisal of the completed project prepared by an accredited appraiser, a cost-to-construct budget prepared by a quantity surveyor, details of construction financing, and documentation to support the Applicant's capacity for loan repayment. Upon review of the documentation, staff is satisfied that the Applicant has the financial capacity and business track record to complete the project and repay the loan.

Staff also undertook due diligence with respect to undertaking a search to determine if the Applicant or shareholder of the corporation is in litigation with the City of Hamilton; if property taxes were paid current, and whether there were any Building Code, Fire Code or Property Standard violations outstanding on the property. There were no conflicts identified.

Staff calculated the loan amount of \$357,000 considering the program term that required the Applicant to maintain a minimum 25% equity in the project. Given the existing Canada Mortgage Housing Corporation loan on the subject lands and the appraised value of \$10,500,000 (which was reviewed by Real Estate staff), in order to maintain a 25% equity stake in the project, the owners could not qualify for a larger

**SUBJECT: Barton Kenilworth Tax Increment Grant and Downtown and Barton/Kenilworth Housing Opportunities Programs – 252-266 Catharine Street North, Hamilton (PED24194) (Ward 2) - Page 12 of 12**

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loan. If the Applicant had more equity in the project, the construction costs of \$4,124,837 would have otherwise allowed for a loan of \$1,031,209.25 (the full 25% of the construction costs).

This proposal results in the creation of much needed rental residential units to assist with the housing shortage in the city. The project fulfils the goals of the Community Improvement Plan and generally, Council direction. The proposal provides rental units through the adaptive reuse of a building that is otherwise vacant and an underutilized site. The residential units will contribute to the revitalization along Barton Street and locate additional residents that can strengthen the commercial corridor.

### **ALTERNATIVES FOR CONSIDERATION**

Declining a Grant and/or approving a reduced amount would undermine the principles of the Barton/Kenilworth Tax Increment Grant Program and regeneration efforts in general. This alternative is not recommended.

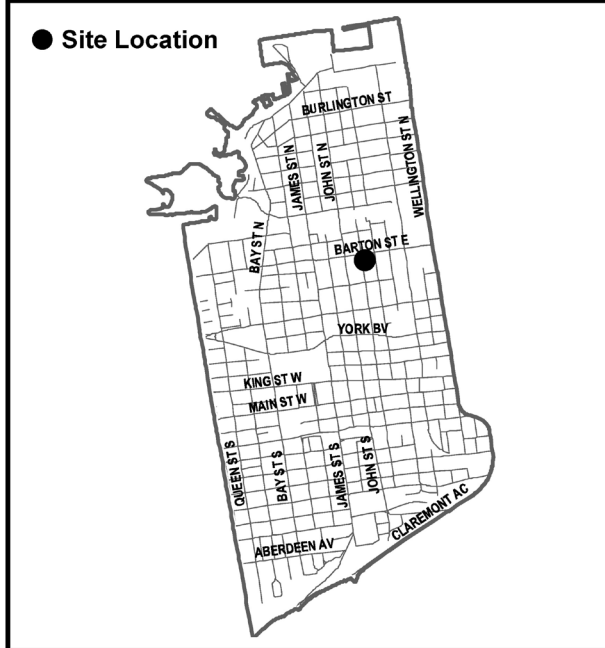
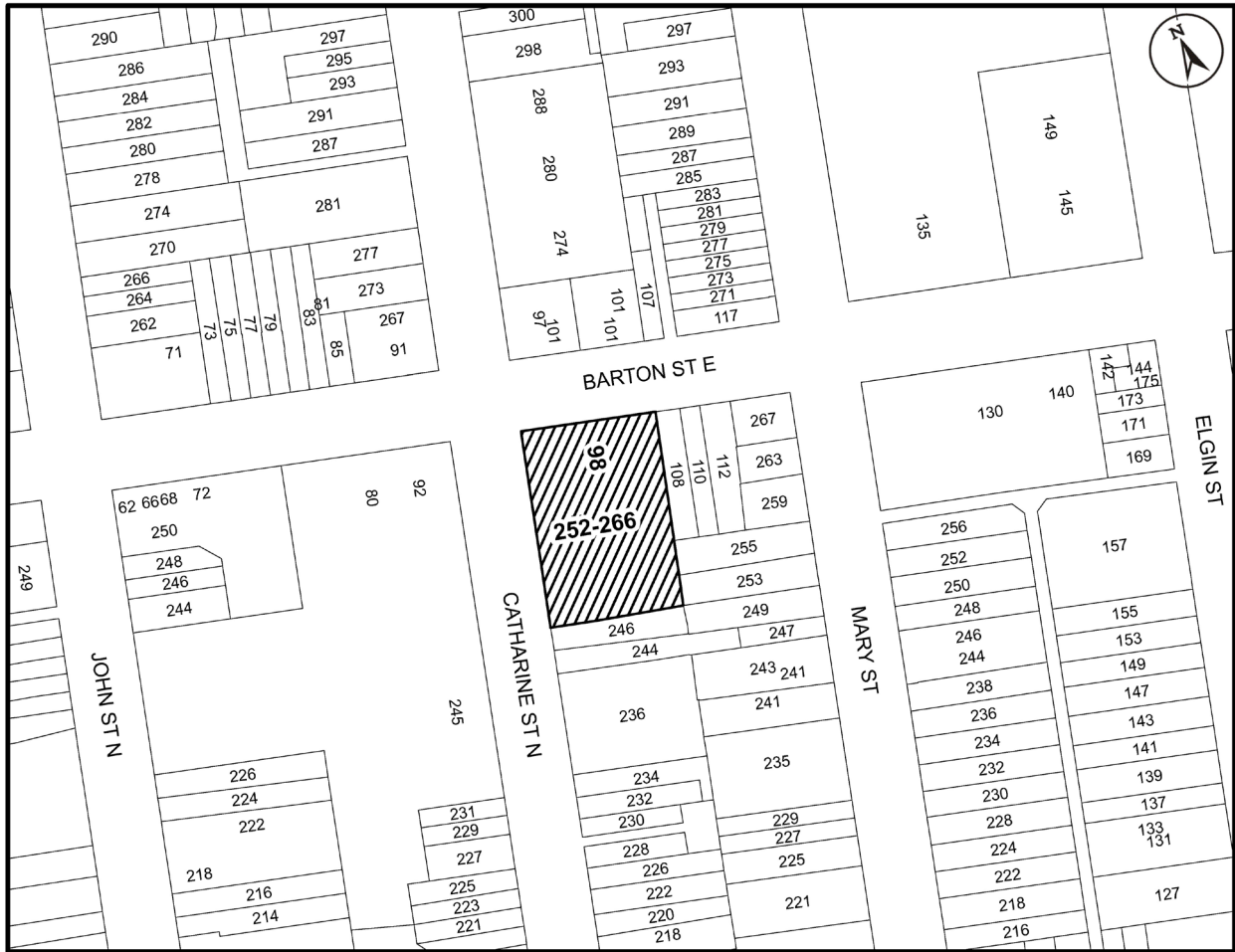
**Financial:** Grants totalling \$169,811.53.36 over a nine-year period, and a loan totalling \$357,000, would not be issued.

**Staffing:** Not Applicable.

**Legal:** Not Applicable.

### **APPENDICES AND SCHEDULES ATTACHED**

Appendix “A” to Report PED24194 – Location Map



Key Map - Ward 2

## Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT



File Name/Number: 252-266 Catharine St N & 98 Barton St E		Date: May 3, 2022	
Appendix "A"	Scale: N.T.S	Planner/Technician: CG/NB	

**Subject Property**

252-266 Catharine Street North and 98 Barton Street East, Hamilton (Ward 2)





## OPEN FOR BUSINESS SUB-COMMITTEE REPORT 24-004

9:30 a.m.

**Monday, October 21, 2024**

Room 264, City Hall, 2<sup>nd</sup> Floor

71 Main Street West, Hamilton, Ontario

**Present:** Councillors T. Hwang (Chair), C. Cassar (Vice-Chair) (virtually) and M. Wilson (virtually)

**Also in Attendance:** Michelle Diplock, West End Home Builders' Association  
Greg Dunnett, Hamilton Chamber of Commerce  
Brenda Wilson, Stoney Creek Chamber of Commerce (virtually)  
Nadine Ubl, Business Improvement Area Sub-Committee (virtually)

**Absent with Regrets:** Amanda Stringer, Realtors Association of Hamilton-Burlington  
Matteo Patricelli, Flamborough Chamber of Commerce  
Kyle Slote, Hamilton-Burlington Society of Architects

### THE OPEN FOR BUSINESS SUB-COMMITTEE PRESENTS REPORT 24-004 AND RESPECTFULLY RECOMMENDS:

1. **Common House Café (PED24210) (City Wide) (Item 8.1)**
  - (a) That Report PED24210, respecting Common House Café, be received;
  - (b) That staff be directed to report back to the Open for Business Sub-Committee by Q2 2025 with an evaluative framework that will be used to measure the success of the Common House Café program after one year of operations; and
  - (c) That staff be directed to distribute the presentation and staff report to the Business Improvement Area Sub-Committee for their information and attend the respective Business Improvement Area Sub-Committee meeting to answer any questions the Sub-Committee may have.

**2. Overview of Business Permitting and Licensing Process (Added Item 11.1)**

That staff be directed to report back to the Open for Business Sub-Committee with an overview of the permitting and licensing process and timelines for new businesses.

**FOR INFORMATION:**

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

The Committee Clerk advised the Committee that there were no changes to the agenda.

The agenda for the October 21, 2024, Open for Business Sub-Committee was approved, as presented.

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

There were no declarations of interest.

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

The following Minutes of the Open for Business Sub-Committee were approved, as presented:

- (i) January 31, 2024 (Item 4.1)
- (ii) July 16, 2024 (Item 4.2)

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

**(i) Common House Café (PED24210) (City Wide) (Item 8.1)**

- (1)** Kristin Huigenbos, Coordinator, Small Business Enterprise Centre, addressed Committee respecting the Common House Café, with the aid of a PowerPoint presentation.

The presentation from Kristin Huigenbos, Coordinator, Small Business Enterprise Centre, respecting the Common House Café, was received.

The Report was put on the floor as follows:

- (2)** That Report PED24210, respecting the Common House Café, be received.

Chair Hwang relinquished the Chair to Councillor Cassar, in order to introduce the following amendments:

- (3) Report PED24210 respecting the Common House Café, was **amended**, by adding sub-section (b), as follows:
  - (b) ***That staff be directed to report back to the Open for Business Sub-Committee by Q2 2025 with an evaluative framework that will be used to measure the success of the Common House Café program after one year of operations.***
- (4) Report PED24210 respecting the Common House Café, was further **amended**, by adding sub-section (c), as follows:
  - (c) ***That staff be directed to distribute the presentation and staff report to the Business Improvement Area Sub-Committee for their information and attend the respective Business Improvement Area Sub-Committee meeting to answer any questions the Sub-Committee may have.***

Councillor Hwang assumed the Chair.

For disposition of this matter, refer to Item 1.

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

- (i) **Overview of Business Permitting and Licensing Process (Added Item 12.1)**

The Rules of Order were suspended to allow for the introduction of a Motion respecting an Overview of Business Permitting and Licensing Process.

For disposition of this matter, refer to Item 2.

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

There being no further business, the Open for Business Sub-Committee, was adjourned at 11:00 a.m.


Respectfully submitted,

Councillor T. Hwang  
Chair, Open for Business Sub-  
Committee

Salvatore Salamone  
Legislative Assistant  
Office of the City Clerk



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

<b>TO:</b>	Mayor and Members General Issues Committee
<b>COMMITTEE DATE:</b>	November 6, 2024
<b>SUBJECT/REPORT NO:</b>	Green Municipal Fund (FCS24040) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	Duncan Robertson (905) 546-2424 Ext. 4744 Abdisalam Osman
<b>SUBMITTED BY:</b>	Kirk Weaver Acting Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

**RECOMMENDATION(S)**

- (a) That the General Manager, Finance and Corporate Services, be delegated authority to submit applications under the Federation of Canadian Municipalities Green Municipal Fund that align with the City of Hamilton's Climate Action Strategy;
- (b) That any successful applications under the Green Municipal Fund be referred to the appropriate budget process for consideration of the municipal financing strategy;
- (c) That the Mayor and City Clerk be authorized to execute all necessary documentation, including Funding Agreements to receive funding under the Green Municipal Fund, with content satisfactory to the General Manager, Finance and Corporate Services, and in a form satisfactory to the City Solicitor; and
- (d) 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 Municipal Fund.

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**SUBJECT: Green Municipal Fund (FCS24040) (City Wide) – Page 2 of 6**

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**EXECUTIVE SUMMARY**

The recommendations in Report FCS24040 provide City of Hamilton (“the City”) staff with the authority to submit applications and execute any documents and by-laws required to receive funding under the Green Municipal Fund (GMF).

The GMF is an initiative by the Government of Canada, managed by the Federation of Canadian Municipalities (FCM), that supports sustainable community development through funding and capacity building with a focus on climate adaptation projects. The fund specifically targets projects that enhance long-term climate resilience, promote equity and inclusivity and provide low-carbon and nature-positive community benefits.

The GMF is an ongoing program and offers financial support through two main funding mechanisms:

1. **Grants** – These range from \$100,000 to \$500,000 and cover up to 50% of eligible project costs. For small, northern and eligible Indigenous communities, the grants can cover up to 80% of project costs. First-time applicants from these communities may even qualify for grants that cover 100% of eligible costs.
2. **Combined Grants and Loans** – Projects can receive combined funding of up to \$10 M, covering up to 80% of eligible project costs. This includes a grant component that can amount to up to 15% of the total loan amount, with an additional 5% available for projects involving the remediation of brownfield sites.

In 2024, the GMF redesigned its longstanding funding model to help Canadian municipalities deliver high-impact projects and achieve a multitude of environmental, social and economic benefits for local communities. The redesign focuses on the following key features:

- Flexible, more easily adaptable to the changing needs and opportunities of municipalities.
- Better positioned to accelerate municipal transformation to net zero.
- Easily adaptable to the changing needs and opportunities of municipalities.
- Designed to support projects that solve more than one sustainability challenge at a time.

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** There are no immediate financial impacts. Any successful applications under the GMF will be referred and considered during the appropriate budget process.

**Staffing:** N/A

**SUBJECT: Green Municipal Fund (FCS24040) (City Wide) – Page 3 of 6**

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Legal: Legal implications will involve the preparation and execution of any necessary agreements and by-laws for successful applications under the GMF.

**HISTORICAL BACKGROUND**

The Green Municipal Fund (GMF) is a strategic initiative by the Government of Canada, managed by the Federation of Canadian Municipalities (FCM), designed to support sustainable community development through targeted funding and capacity-building efforts. The GMF focuses specifically on climate adaptation projects that empower municipalities, like Hamilton, to thrive amidst changing climate conditions. These projects are geared toward enhancing long-term climate resilience, promoting equity and inclusivity and delivering low-carbon and nature-positive community benefits.

Eligible applicants for GMF funding include:

- Municipal, regional, provincial or territorial governments;
- Municipally owned corporations;
- Private-sector entities in partnership with municipal governments;
- Indigenous communities, not-for-profits and research institutions.

The GMF allows stacking with other provincial, territorial and federal funding sources to ensure that projects are fully financed. However, for feasibility studies, GMF grants cannot be combined with federal funding.

There are no restrictions on the number of applications an applicant can submit, allowing municipalities to pursue multiple projects simultaneously. Each project must meet specific eligibility criteria related to climate change mitigation, adaptation and sustainability.

Applications for GMF funding are accepted year-round until annual funds are fully allocated. If funds are depleted before the end of the fiscal year, new applications are deferred to the following fiscal year (April 1). Successful applicants are required to submit regular progress reports to ensure compliance with GMF objectives and to track the environmental impacts of their projects.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

N/A

**SUBJECT: Green Municipal Fund (FCS24040) (City Wide) – Page 4 of 6**

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**RELEVANT CONSULTATION**

Consultation was completed with City of Hamilton divisions: Climate Change Initiatives, Corporate Asset Management, Corporate Facilities and Energy Management, Transit, Waste Management and Recreation Services, as well as, staff from CityHousing Hamilton, Hamilton Police Service and Hamilton Public Library, on the change in eligibility requirements of the program and Report FCS24040 recommendations.

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

The Green Municipal Fund (GMF) offers funding opportunities to Canadian municipal governments and organizations that partner with a municipal government. Eligible applicants include private-sector entities, Indigenous communities partnering with a municipality, municipally owned corporations, regional, provincial or territorial organizations delivering municipal services, non-governmental organizations, not-for-profit organizations and research institutions. These partnerships are crucial for projects focused on municipal infrastructure, climate change or adaptation.

**Eligible Projects for GMF Funding**

Eligible projects for the Green Municipal Fund (GMF) program fall under key categories designed to support sustainable community development. Each category targets specific environmental outcomes aligned with the City of Hamilton's strategic goals for climate resilience and sustainability.

- **Sustainable Municipal Buildings:** Funding is available for the construction of new municipal and community buildings, deep-energy retrofits of existing municipal buildings, feasibility studies for reducing GHG emissions and new construction studies for highly efficient buildings.
- **Community Energy Systems:** Eligible projects include those that utilize recovered or renewable thermal energy, district heating and cooling projects, 100% renewable electricity generation projects and feasibility studies or business cases that explore the most effective energy solutions for a community.
- **Municipal Fleet Electrification:** Funding supports the replacement of internal combustion engine vehicles with zero-emission vehicles (ZEVs), the installation of necessary electric vehicle supply equipment (EVSE) and feasibility studies that examine the transition to ZEVs across municipal and transit fleets.
- **Organic Waste-to-Energy:** Projects in this category include energy generation from landfill gas, anaerobic digestion, aerobic composting with heat recovery and the development of energy systems using organic feedstocks like food waste and biosolids. Feasibility studies and construction projects are also eligible.

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**SUBJECT: Green Municipal Fund (FCS24040) (City Wide) – Page 5 of 6**


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- **Net-Zero Transformation:** This innovative category funds projects that help municipalities transition to net-zero GHG emissions. Examples include retrofit techniques that reduce costs, microgrids and battery storage, resilient neighborhoods, net-zero water and wastewater systems and local circular economy initiatives.
- **Sustainable Affordable Housing:** This funding stream offers support to local affordable housing providers including municipal, not-for-profit organizations and housing co-ops to retrofit existing affordable housing units or construct energy efficient new builds that emit lower GHG emissions.
- **Community Efficiency Financing:** The funding helps municipalities deliver energy financing programs for low-rise residential properties. Property Assessed Clean Energy (PACE) utility on-bill financing and third-party lending partnerships are just some examples of financing models used by municipalities delivering residential energy programming.
- **Community Buildings Retrofit:** This initiative supports local governments and not-for-profit organizations in retrofitting community buildings to improve energy performance, lower operating and maintenance costs and transition to cleaner energy solutions over time.
- **Growing Canada's Community Canopies:** This funding stream addresses common barriers local governments and communities face when pursuing tree canopy expansion projects, including insufficient staff capacity, gaps in knowledge and financing. This stream is designed to support urban forest planning, research, and operational support, growing the capacity of communities to define their canopy expansion goals and to strategically manage their community canopies.
- **Local Leadership for Climate Adaptation:** This initiative provides funding and skills development support to local governments to adapt and build long-term resiliency to the impacts of climate change.

**Indigenous Community Eligibility**

Indigenous communities can apply for GMF funding in any of the following situations:

- When partnering with a municipality on an eligible project.
- If a province or territory has granted them municipal status through legislation.
- If they have a shared service agreement with a municipality related to municipal infrastructure, climate change or adaptation.

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**SUBJECT: Green Municipal Fund (FCS24040) (City Wide) – Page 6 of 6**

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**City of Hamilton Priorities for Green Municipal Fund Applications**

The City of Hamilton is committed to achieving net-zero carbon emissions by 2050 as part of its comprehensive climate strategy. To support this mission, the City will prioritize projects for Green Municipal Fund (GMF) applications that align with its key environmental goals: enhancing long-term climate resilience, promoting equity and inclusivity and delivering low-carbon, nature-positive community benefits.

CityHousing Hamilton has made several applications to and will continue to seek grants and financing under the Sustainable Affordable Housing stream and other applicable FCM programs, for both retrofits to existing affordable housing units and the development of new affordable housing. In addition to these efforts, the City is collaborating with the Hamilton Conservation Authority (HCA) on the Saltfleet Wetland Restoration Project. While the City has already demonstrated its support for this project by providing a \$2 M grant and participating in earlier stages, such as the 2018 Environmental Assessment, the HCA has applied to the GMF Local Leadership Climate Adaptation Fund for additional funding. A formal resolution of support which will confirm the municipal partnership was supported by City Council on October 9, 2024.

Projects approved for funding under the GMF would require a municipal financing share. The City's typical approach to grant funding programs is to submit applications for existing projects in the capital plan, thereby freeing up capacity to fund other tax and rate funded initiatives. The FCM combined loan and grant programs provide competitive interest rates, in addition to grants for eligible projects, that would reduce the property tax burden on residents and businesses in the community.

**ALTERNATIVES FOR CONSIDERATION**

N/A



**APPENDICES AND SCHEDULES ATTACHED**

N/A

DR/AO/dt



**CITY OF HAMILTON**  
**CORPORATE SERVICES DEPARTMENT**  
**Legal and Risk Management Services**  
**Financial Planning, Administration and Policy Division**

<b>TO:</b>	Chair and Members General Issues Committee
<b>COMMITTEE DATE:</b>	November 6, 2024
<b>SUBJECT/REPORT NO:</b>	Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation - Financial Matters (LS20030(a) / FCS20092(a)) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	David McKenna (905) 546-2424 Ext. 4025 Kirk Weaver (905) 546-2424 Ext. 2878
<b>SUBMITTED BY:</b>	Lisa Shields, City Solicitor Legal and Risk Management Services Corporate Services Department
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Kirk Weaver Acting Director, Financial Planning, Administration and Policy Corporate Services Department
<b>SIGNATURE:</b>	

### RECOMMENDATION

That the General Manager, Finance and Corporate Services, or their designate, be authorized and directed to execute, on behalf of the City, all documentation and agreements necessary to convert the remaining Hamilton Enterprises Holding Corporation ("HEHCo") debt into equity, with content acceptable to the General Manager, Finance and Corporate Services and in a form acceptable to the City Solicitor, including but not limited to: (i) HEHCo Share Subscription Agreement; and (ii) any other required documents and/or agreements.

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**SUBJECT: Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation – Financial Matters (LS20030(a) / FCS20092(a)) (City Wide) – Page 2 of 6**

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**EXECUTIVE SUMMARY**

The City of Hamilton (the “City”) is the sole shareholder of both Hamilton Utilities Corporation (“HUC”) and Hamilton Enterprises Holding Corporation (“HEHCo”).

Alectra Inc. (“Alectra”) was formed on January 31, 2017. The City owns 17.31% of Alectra, which shares were, and continue to be, held through HUC.

In order to mitigate the tax risk following the creation of Alectra, Council approved restructuring the City’s energy subsidiaries resulting in HUC divesting itself of all its assets except for its ownership of the City’s shares in Alectra. All other non-Alectra related assets previously held by HUC were transferred to HEHCo and its subsidiaries. As a result, HEHCo owed approximately \$40M to HUC. This debt was represented by four promissory notes.

In late 2020, representatives from HUC requested that the City approve a series of transactions intended to, among other goals, convert the four promissory notes into additional equity for the City in HEHCo. One of the primary purposes of this exercise was to eliminate the debt reflected on HEHCo’s financial statements, thus allowing HEHCo the flexibility to obtain financing to pursue its operational goals.

On December 18, 2020 staff presented Report FCS20092 / LS20030 (attached hereto as Appendix “A”) to Council and Council subsequently granted staff the authority necessary to implement HUC’s proposals.

In September 2024, staff was advised by HUC representatives that they recently became aware of a discrepancy in the implementation of the above transactions, namely, that fair market value was used to calculate the value of the restructured assets while International Financial Reporting Standards (IFRS 3) require existing carrying values (i.e., book value) to be used in cases involving entities under common control.

As a result, approximately \$13M in debt still remains on HEHCo’s financial statements and one of the intended goals of Report FCS20092 / LS20030 to eliminate all of the debt on HEHCo’s financial statements remains outstanding.

Staff is, therefore, seeking the necessary approvals to complete the process started in December 2020 by converting the remaining HEHCo debt into additional equity held by the City.

**Alternatives for Consideration – See Page 6**

**SUBJECT: Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation – Financial Matters (LS20030(a) / FCS20092(a)) (City Wide) – Page 3 of 6**

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**FINANCIAL – STAFFING – LEGAL IMPLICATIONS**

**Financial:** Based on the information provided by HUC representatives, there are no immediate financial implications, including tax implications, arising from the approval of Report LS20030(a) / FCS20092(a). The transactions required to complete the conversion of the remaining HEHCo debt into equity will require the use of City funds (approximately \$13M) to initiate the transactions but it is anticipated that these funds will be returned to City accounts within the same business day.

**Staffing:** N/A

**Legal:** Legal Services will review and advise on the documents, agreements, and corporate resolutions necessary to carry out the recommendations.

**HISTORICAL BACKGROUND**

**Sale of District Cooling System Assets**

On September 24, 2014, Council approved the sale of the City’s District Cooling System (“DCS”) to Hamilton Community Energy (“HCE”) for a purchase price of \$10.5M.

To summarize the pertinent details of the transaction (refer to Appendix “A” for Report FCS20092 / LS20030 which provides a full accounting of the various transactions), in order to mitigate the tax risk the City loaned \$8.1M to HUC (“City-HUC Loan”). HUC then loaned \$8.1M together with an additional \$2.4M to HCE for a total loan by HUC to HCE of \$10.5M (“HUC-HCE Loan”).

HCE provided the City with a corporate guarantee and *Personal Property Security Act* (“PPSA”) security registration over the DCS assets to guarantee payment of the City-HUC Loan.

**Alectra Merger and Restructuring of the City’s Energy Subsidiaries**

Alectra Inc. (“Alectra”) was formed on January 31, 2017. The City owns 17.31% of Alectra, which shares were, and continue to be, held through HUC.

In order to mitigate the tax risk following the creation of Alectra, Council approved restructuring the City’s energy subsidiaries resulting in HUC divesting itself of all its assets except for its ownership of the City’s shares in Alectra. All other non-Alectra related assets previously held by HUC were transferred to HEHCo and its subsidiaries (refer to Appendix “B” for the Organizational Chart). As a result, HEHCo owed approximately \$40M to HUC as represented by four promissory notes (the “Four

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**SUBJECT: Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation – Financial Matters (LS20030(a) / FCS20092(a)) (City Wide) – Page 4 of 6**

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Promissory Notes”). Prior to the December 2020 transactions, HEHCo’s consolidated financial statements showed the Four Promissory Notes as debt payable to HUC.

The end result of the post-Alectra merger restructuring and the DCS asset sale (refer to Appendix “A” for Report FCS20092 / LS20030 which provides a full accounting of the various transactions) was a complicated situation whereby HIPCO-CUP (a subsidiary of HEHCo) owned the DCS assets, the DCS assets were subject to security granted by HUC and HCE (not HIPCO-CUP), the security over the DCS assets did not secure payment by HIPCO-CUP, HIPCO-CUP was not obligated to make any direct payments in relation to the debt it undertook to acquire the DCS assets, and HIPCo was obligated to pay the City-HUC Loan but HIPCo did not own the DCS assets (HIPCO-CUP owns the DCS assets), and therefore, HIPCo generated no operating revenue attributable to the DCS assets.

**The December 2020 Transactions – HUC and HEHCo Requests RE: Finalizing the Restructuring of the City’s Energy Subsidiaries**

On or about December 18, 2020, pursuant to Report FCS20092 / LS20030, Council provided approval to:

- (a) convert the Four Promissory Notes owed by HEHCo to HUC into equity and eliminate the Four Promissory Notes as debt obligations on HEHCo’s consolidated financial statements;
- (b) restructure the flow of loan repayments related to the DCS asset sale to align with the restructuring of the City’s energy subsidiaries by entering into a Debt and Security Realignment Agreement between the City, HUC, HCE, HIPCO-CUP and HIPCo;
- (c) discharge the existing PPSA security registration(s) over the DCS assets separately granted by HUC and HCE to the City and file new PPSA security registration(s) over the DCS assets granted by HIPCO-CUP to the City; and
- (d) assign various site licences in relation to the DCS assets from HCE to HIPCO-CUP.

The above transactions were successfully implemented in December 2020 and it was staff’s understanding at the time that the matter was concluded.

**SUBJECT: Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation – Financial Matters (LS20030(a) / FCS20092(a)) (City Wide) – Page 5 of 6**

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**September 2024 – Discovery of Outstanding Debt on HEHCo’s Financial Statements**

In September 2024 staff were advised by HUC representatives that they recently became aware of a discrepancy in the implementation of the above transactions, namely that fair market value was used to calculate the value of the restructured assets while International Financial Reporting Standards (IFRS 3) require existing carrying values (i.e. book value) to be used in cases involving entities under common control.

As a result, approximately \$13M in debt still remains on HEHCo’s financial statements, rendering the intended purpose of Report FCS20092 / LS20030 to eliminate all of the debt related to the restructuring on HEHCo’s financial statements incomplete.

To achieve the intended purpose of eliminating all of HEHCo’s debt related to the restructuring, the following steps should be undertaken:

- 1) The City will subscribe for and be issued additional shares in HEHCo in an amount equal to the outstanding debt related to the restructuring that remains on HEHCo’s financial statements;
- 2) The City will pay for the additional HEHCo shares via wire transfer;
- 3) HEHCo will pay the outstanding debt owed to HUC via wire transfer using the aforementioned funds received from the City;
- 4) HUC will declare a dividend to the City in the amount received from HEHCo for the aforementioned debt repayment; and
- 5) HUC will pay the dividend to the City via wire transfer.

Staff are seeking the necessary approvals to complete the process started in December 2020 by converting the remaining HEHCo debt into additional equity held by the City. Approval of the recommendations in this Report will grant staff the delegated authority to execute the necessary agreements and documents from the City’s perspective. HEHCo and HUC will each require a shareholder meeting and a board of directors meeting to grant the necessary corporate approvals and effect the necessary transactions.

**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

As outlined in this Report.

**SUBJECT: Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation – Financial Matters (LS20030(a) / FCS20092(a)) (City Wide) – Page 6 of 6**

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## **RELEVANT CONSULTATION**

These recommendations are the result of consultation between Legal Services and Finance staff.

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

The intent of Report FCS20092 / LS20030 was to eliminate all the debt related to the restructuring on HEHCo's financial statements. This goal was not accomplished since approximately \$13M in debt related to the restructuring remains on HEHCo's financial statements. The steps outlined above are, therefore, necessary to accomplish the intended purpose of Report FCS20092 / LS20030 and conclude this matter.

Additionally, the HUC Shareholder Declaration states that, generally speaking, HUC is to have no business except that which relates to Alectra. By continuing to hold receivables attributable to the HEHCo debt HUC is in contravention of its Shareholder Declaration and steps should be taken forthwith to bring HUC into compliance. Providing staff with the delegated authorities outlined in the recommendations of this Report will allow staff to take such necessary steps.

## **ALTERNATIVES FOR CONSIDERATION**

If Council does not support the recommendations in Report LS20030(a) / FCS20092(a), then approximately \$13M of debt owed to HUC will remain on HEHCo's financial statements. Since the debt is reflected as a receivable on HUC's financial statements, HUC will be in contravention of its Shareholder Declaration which requires it to have no business except that which relates to Alectra.

## **APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report LS20030(a) / FCS20092(a) – Report FCS20092 / LS20030

Appendix "B" to Report LS20030(a) / FCS20092(a) – Organizational Chart RE:  
City-owned Energy Companies



**CITY OF HAMILTON  
 CORPORATE SERVICES DEPARTMENT**

**Financial Planning, Administration and Policy Division and  
 Legal and Risk Management Services**

<b>TO:</b>	Hamilton Enterprises Holding Corporation (HEHCo) Shareholder Meeting
<b>COMMITTEE DATE:</b>	December 18, 2020
<b>SUBJECT/REPORT NO:</b>	Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide)
<b>WARD(S) AFFECTED:</b>	City Wide
<b>PREPARED BY:</b>	David McKenna, Ext. 4025 Kirk Weaver, Ext. 2878
<b>SUBMITTED BY:</b>	Nicole Auty City Solicitor Legal and Risk Management Services
<b>SIGNATURE:</b>	
<b>SUBMITTED BY:</b>	Brian McMullen Director, Financial Planning, Administration and Policy
<b>SIGNATURE:</b>	

**RECOMMENDATIONS**

- (a) Conditional upon HEHCo substantiating the value of the four promissory notes to the satisfaction of the General Manager, Finance and Corporate Services, that Council approve the following steps to complete the restructuring of Hamilton Utilities Corporation (HUC) commenced in 2017, namely:
  - (i) conversion of the four promissory notes totalling approximately \$40 Million, payable to HUC for assets sold by HUC to HEHCo subsidiaries, into equity requiring transfers through the City's bank account(s) with no material impact to the City;

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 2 of 10**

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- (ii) discharge of the existing Personal Property Security Act security registration(s) over the District Cooling System assets separately granted by HCE and HUC to the City and the filing of new Personal Property Security Act security registration(s) over the District Cooling System assets granted by HIPCO-CUP to the City;
  - (iii) restructuring the flow of loan repayments related to the sale of the District Cooling System assets to align with the restructuring of the City's energy subsidiaries by entering into a Debt and Security Realignment Agreement between the City, HUC, HCE, HIPCO-CUP and HIPCo; and
  - (iv) assignment of the various site licences in relation to the District Cooling System assets from HCE to HIPCO-CUP;
- (b) That Council approve the temporary contravention of the debt/equity ratio required by the HEHCo Unanimous Shareholders' Declaration with respect to HIPCO Portlands Projects Corporation's proposed \$3 Million financing from Concentra Bank; and
- (c) That the General Manager, Finance and Corporate Services, or their designate, be authorized and directed to execute on behalf of the City all documentation and agreements necessary to give effect to Recommendations (a), (b) and (c), all in a form acceptable to the City Solicitor, including but not limited to: (i) Restructuring Notes Acceptance Agreement; (ii) HEHCo Share Subscription Agreement; (iii) Receipt for HEHCo Share Certificate; (iv) Notes Payment Demand; (v) Receipt for Notes Payment(s); (vi) Guarantee Agreement (City and HIPCO-CUP); (vii) General Security Agreement (City and HIPCO-CUP); (viii) Termination Agreement re: existing HCE – City Guarantee Agreement; (ix) Termination of Personal Property Security Act security registration(s) over the District Cooling System assets separately granted by HUC and HCE; and (x) various ancillary agreements including Novation Agreements.

## **EXECUTIVE SUMMARY**

The purpose of this report is to provide: (i) Council with the background information necessary to consider the proposals detailed in Recommendations (a), (b) and (c); and (ii) City staff with the authority necessary to implement the proposals detailed in Recommendations (a), (b) and (c).

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 3 of 10**

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The City of Hamilton is the sole shareholder of each of the Hamilton Utilities Corporation (HUC) and HEHCo.

HEHCo and HUC request that the City approve:

1. the temporary contravention of the debt/equity ratio required in HEHCo's Unanimous Shareholders' Declaration (HEHCo USD) to facilitate the proposed \$3 Million financing that HIPCO Portlands Projects Corporation (HIPCO-Portlands), a HEHCO subsidiary, is currently seeking from Concentra Bank; and
2. the realignment of the debt, security and related agreements arising from the sale of the District Cooling System (DCS) assets and the restructuring of HUC commenced in 2017, which includes the:
  - (a) conversion of the four promissory notes totalling approximately \$40 Million, payable to HUC for assets sold by HUC to HEHCo subsidiaries, into equity requiring transfers through the City's bank account(s) with no material impact to the City;
  - (b) discharge of the existing Personal Property Security Act (PPSA) security registration(s) over the DCS assets separately granted by HUC and HCE Energy Inc. (HCE) to the City and the filing of new PPSA registration(s) over those DCS assets granted by HIPCO-CUP Projects Corporation (HIPCO-CUP), a HEHCo subsidiary, to the City;
  - (c) restructuring of the flow of loan repayments related to the DCS asset sale to align with the restructuring of the City's energy subsidiaries by entering into a Debt and Security Realignment Agreement between the City, HUC, HCE and Hamilton Infrastructure Projects Corporation (HIPCo); and
  - (d) assignment of various site licences in relation to the DCS assets from HCE to HIPCO-CUP.

**Alternatives for Consideration – See Page 9**

**FINANCIAL – STAFFING – LEGAL IMPLICATIONS (for recommendation(s) only)**

**Financial:** Based on the information provided by HUC staff, there are no immediate financial implications including tax implications arising from the approval of this report. The transactions required to complete conversion of the \$40 Million in promissory notes to equity will require the use of \$40 Million of City funds to initiate the transactions but it is anticipated that these funds would be returned to City accounts within the same business day. It does appear that these transactions will address the contravention of the

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 4 of 10**

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debt/equity ratio requirement in the HEHCo USD. Under the proposed arrangement, approval would still be required from the City as sole shareholder for future financing that would cause HEHCo or any of its subsidiaries to exceed the 75:25 ratio. Outstanding loan amounts to the City would still be paid on the same schedule.

**Staffing:** N/A

**Legal:** Legal Services will review and advise on the documents, agreements and corporate resolutions necessary to carry out the recommendations.

## **HISTORICAL BACKGROUND**

### **Sale of DCS Assets**

On September 24, 2014, Council approved the sale of the City's District Cooling System (DCS) to HCE for a purchase price of \$10.5 Million.

In order to complete that transaction and mitigate any concerns related to 'bonusing' contrary to the *Municipal Act, 2001*, the following steps were taken on or about January 1, 2015:

- (a) the City and HCE entered into a Purchase and Conveyance Agreement whereby HCE agreed to purchase the DCS assets from the City for \$10.5 Million;
- (b) the City loaned \$8.1 Million to HUC as evidenced by a loan agreement and a secured term promissory note, both in the amount of \$8.1 Million;
- (c) HUC loaned \$10.5 Million to HCE, as evidenced by a promissory note in the amount of \$10.5 Million;
- (d) the City and HUC entered into a General Security Agreement in order to secure repayment of the funds loaned to HUC;
- (e) the City and HCE entered into an Agreement of Corporate Guarantee and Postponement of Claim in order to secure repayment of the funds loaned to HCE;
- (f) the City, HCE and HUC entered into a Payment Security Agreement;
- (g) HCE and the City entered into an Energy Services Agreement; and
- (h) HCE and the City entered into various Site License Agreements.

To summarize the pertinent details of the transaction, the City loaned \$8.1 Million to HUC (City-HUC Loan). HUC then loaned \$8.1 Million together with an additional \$2.4 Million to HCE for a total loan by HUC to HCE of \$10.5 Million (HUC-HCE Loan).

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 5 of 10**

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HCE provided the City with a corporate guarantee and PPSA security registration over the DCS assets to guarantee payment of the City-HUC Loan.

Since these loans were made, payments have been, and continue to be, made on time to the City.

**Alectra Merger and Restructuring of the City's Energy Subsidiaries**

Alectra Inc. was formed on January 31, 2017 by the merger of several municipally-owned utilities (Enersource, Horizon Utilities and PowerStream with Hydro One Brampton, Hydro One and Guelph Hydro subsequently joining). The City of Hamilton owns 17.31% of Alectra Inc., which shares were, and continue to be, held through HUC.

At the time of the 2017 Alectra merger, HUC also owned certain pieces of the City's other energy related assets. In order to mitigate tax risk, City Council approved restructuring the City's energy subsidiaries resulting in HUC retaining only ownership of the City's shares in Alectra. All other non-Alectra related assets previously held by HUC being transferred to other City owned subsidiaries. This restructuring plan was approved by the provincial Ministry of Finance.

Under that restructuring plan, HUC sold all its non-Alectra assets to HEHCo subsidiaries in return for four promissory notes payable to HUC for a total of approximately \$40 Million (the Four Promissory Notes). The Four Promissory Notes are interest free and due on-demand (i.e. there is no set repayment schedule associated with the Four Promissory Notes). HEHCo's consolidated financial statements currently show the Four Promissory Notes as debt payable to HUC.

As a result of the restructuring, HIPCo became responsible for payment to the City of the City-HUC Loan and became entitled to receive payment of the HUC-HCE Loan. The City, HUC and HIPCo entered into an agreement in 2018 whereby HIPCo was substituted for HUC as the party obligated to pay the City-HUC Loan to the City because HIPCo became responsible for such payment as a result of the restructuring.

At the same time as the restructuring, the DCS assets were sold on a tax-free basis by HCE to HIPCO-CUP. The respective securities granted by HUC and HCE to the City in consideration for the City-HUC Loan remained in place and unchanged. The end result is a complicated situation whereby HIPCO-CUP owns the DCS assets, the DCS assets are subject to security granted by HUC and HCE (not HIPCO-CUP), the security over the DCS assets does not secure payment by HIPCO-CUP, HIPCO-CUP is not obligated to make any direct payments in relation to the debt it undertook to acquire the DCS assets, and HIPCo is obligated to pay the City-HUC Loan but HIPCo does not own the DCS



**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 6 of 10**

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assets (HIPCO-CUP owns the DCS assets), and therefore, HIPCo generates no operating revenue attributable to the DCS assets.

**HUC and HEHCo Requests RE: Finalizing the Restructuring of the City's Energy Subsidiaries**

HEHCo has requested City approval to:

- (a) convert the Four Promissory Notes owed by HEHCo Subsidiaries to HUC into equity and eliminate the Four Promissory Notes as debt obligations on HEHCo's consolidated financial statements;
- (b) restructure the flow of loan repayments related to the DCS asset sale to align with the restructuring of the City's energy subsidiaries by entering into a Debt and Security Realignment Agreement between the City, HUC, HCE, HIPCO-CUP and HIPCo;
- (c) discharge the existing PPSA security registration(s) over the DCS assets separately granted by HUC and HCE to the City and file new PPSA security registration(s) over the DCS assets granted by HIPCO-CUP to the City; and
- (d) assign various site licences in relation to the DCS assets from HCE to HIPCO-CUP.

**HEHCo's Request in Relation to HIPCO-Portlands Project Corporation Borrowing**

HEHCo is requesting shareholder approval for the contravention of the debt/equity requirement contained in the HEHCo USD in relation only to the HIPCO Portlands' proposed \$3 Million financing from Concentra Bank.

The HEHCo USD stipulates that shareholder approval is required before HEHCo or a HEHCo subsidiary can borrow funds which would result in the debt/equity ratio of HEHCo and all its subsidiaries on a consolidated basis dropping below 75:25.

HUC representatives have advised City staff that HIPCO-Portlands - a HEHCo subsidiary - is currently seeking \$3 Million in financing from Concentra Bank. As a result of the Four Promissory Notes showing as debt on HEHCo's consolidated financial statements, the debt/equity ratio of HEHCo and its subsidiaries on a consolidated basis would not meet the 75:25 ratio threshold required by the HEHCo USD if this financing is finalized. Shareholder approval is therefore required before HIPCO-Portlands can proceed with this proposed financing.

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 7 of 10**

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**POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS**

As outlined in this report.

**RELEVANT CONSULTATION**

These recommendations are the result of consultation between Legal Services and Finance staff.

**ANALYSIS AND RATIONALE FOR RECOMMENDATION**

**HUC's and HEHCo's Rationale for these Requests:**

1. HUC and HEHCo representatives rationalize their requests to finalize the restructuring of HUC commenced in 2017 as follows:
  - (a) Conversion of the Four Promissory Notes into equity:
    - (i) HEHCo's consolidated financial statements currently list the Four Promissory Notes as debt. Inasmuch as these financial statements capture HEHCo partially through the restructuring, the financial reporting at this intermediate stage presents an unattractive and inaccurate picture of HEHCo's financial position compared to the financial position of HEHCo once the Four Promissory Notes have been converted from debt to equity;
    - (ii) converting the Four Promissory Notes from debt to equity would remove \$40 Million of debt from HEHCo's consolidated financial statements and instead show \$40 Million of equity. HEHCo's financial position would be improved, all without the need for a cash injection from the City; and
    - (iii) the HUC loans to HEHCo (represented by the Four Promissory Notes) would be eliminated resulting in HUC becoming solely a holding company for the City's shares and interests in Alectra;
  - (b) Realigning the flow of loan repayments related to the DCS asset sale to align with the restructuring of the City's energy subsidiaries:
    - (i) the current loan repayment process is convoluted and requires payments to be made from one company to another until the payments reach the appropriate recipient;

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 8 of 10**

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- (ii) realigning the flow of loan repayments so that payments are made by the parties obligated to pay directly to the parties ultimately owned money would simplify transactions;
  - (iii) this realignment directly and simply connects asset owner, lenders and borrowers such that HIPCO-CUP is a more attractive vehicle to raise money for worthwhile projects in the HEHCo group of companies that need financing. This in turn would reduce the demands on equity; and
  - (iv) realignment will also disconnect the DCS project from HUC therefore contributing to achieving the City's desire to restrict HUC's activities solely to Alectra related business; and
- (c) Discharge of the existing PPSA security registration(s) over the DCS assets separately granted by HUC and HCE to the City and filing of new PPSA security registration(s) over the DCS assets granted by HIPCO-CUP to the City:
- (i) the existing PPSA security registration(s) over the DCS assets were separately granted by HUC and HCE to the City at the time of the DCS sale;
  - (ii) during the restructuring of HUC, the DCS assets were sold on a tax-free basis by HCE to HIPCO-CUP;
  - (iii) the existing PPSA security registration(s) held by the City and granted by HUC and HCE remain registered security interests notwithstanding that HCE no longer owns the DCS assets. In order to correct this deficiency, the existing PPSA security registration(s) should be discharged and replaced with new PPSA security registration(s) over the DCS assets to be granted by the current owner of the DCS assets—HIPCO-CUP—to the City; and
- (d) Assignment of various site licences in relation to the DCS assets from HCE to HIPCO-CUP:
- (i) HIPCO-CUP owns the DCS assets but is not party to the various licenses for the sites where DCS facilities are located. This step would rectify such deficiency.
2. HEHCo representatives' rationale for the HIPCO-Portlands Borrowing is as follows:
- (a) shareholder approval would allow HIPCO-Portlands to secure financing;
  - (b) this financing would provide an injection of funds into the HEHCO group of companies which would increase the cash position of the HEHCO group of companies overall. This would offset the cost borne and paid within the HEHCO group of companies for the HIPCO-Portlands project and provide funds to be moved throughout the HEHCo group of companies for investment; and

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 9 of 10**

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(c) this financing would make the HEHCo group of companies more robust, nimble and self-sustaining resulting in the City's investment becoming more valuable.

### **Analysis of the HUC / HEHCo Requests**

Based on HEHCo's 2019 Financial Statements, HEHCo, on a consolidated basis, would not meet the 75:25 debt/equity ratio requirement pursuant to the HEHCo USD were the proposed HIPCO-Portlands financing to be finalized. Therefore, approval of the City, as sole shareholder of HEHCo, is required to waive the debt/equity ratio requirement in order to finalize the proposed HIPCO-Portlands financing.

According to information provided by HUC staff and reported in HEHCo's audited 2019 Financial Statements, there was a negative equity position for this company. This is largely due to the existence of the Four Promissory Notes totalling approximately \$40 Million owed by HEHCo subsidiaries to HUC. As contemplated in the 2017 restructuring, converting the Four Promissory Notes to equity would improve the financial position of the HEHCo group of companies.

If the Four Promissory Notes had been converted to equity in 2019 the debt/equity ratio for HEHCo would have been approximately 64:36 and within the designated threshold of 75:25. Undertaking the HIPCO-Portlands \$3 Million financing would cause a reduction in the debt/equity ratio to approximately 66:34, still within the 75:25 limit.

In summary, regardless of the benefits proposed by HUC and HEHCo representatives by converting the Four Promissory Notes to equity, such steps would be necessary for HEHCo to be able to proceed with any financing without first seeking the approval of the City as sole shareholder. Conversion of the Four Promissory Notes will free up capacity for additional financing without shareholder approval until the 75:25 threshold is exceeded.

In order to convert the Four Promissory Notes to equity, the use of \$40 Million in City funds will be required on the business day that the necessary transactions are undertaken. These funds would be returned to City accounts by the end of the business day that such transactions occur.

The determination of an appropriate debt/equity ratio varies between industries. Utilities companies can often have high ratios of debt to equity given the infrastructure requirements that require periodically making significant capital expenditures. It is generally understood that an organization's debt should not exceed 100% of its equity.

**SUBJECT: Various Requests from Hamilton Utilities Corporation and Hamilton Enterprises Holding Corporation (FCS20092/LS20030) (City Wide) – Page 10 of 10**

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Staff is working with HEHCo and HUC to confirm the respective values of the Four Promissory Notes. The approval of the steps to be completed in the restructuring are conditional upon the confirmation of the value of the Promissory Notes to the satisfaction of the General Manager of Finance and Corporate Services.

**ALTERNATIVES FOR CONSIDERATION**

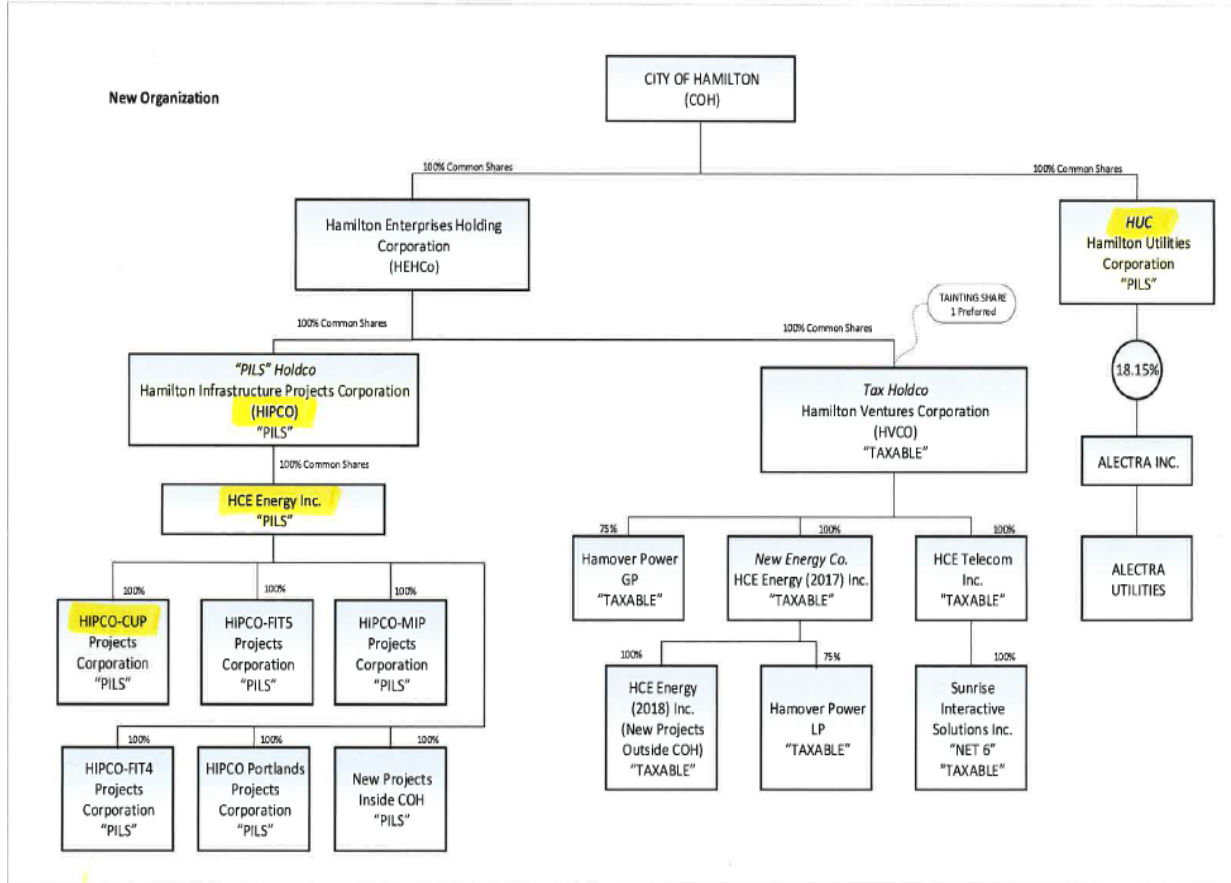
If Council does not support these transactions, the status quo would continue. Although quite complicated, the current payment structure generally works although the payment flows are convoluted. However, the PPSA security registration(s) are not registered against the appropriate assets so this should be corrected. Also, importantly, HIPCO-Portlands would not be able to finalize its proposed \$3 Million financing from Concentra Bank.

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

- Built Environment and Infrastructure
- Clean and Green
- Economic Prosperity and Growth

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A"– Organizational Chart re: City-owned Energy Companies



# CITY OF HAMILTON MOTION

General Issues Committee: November 6, 2024

MOVED BY COUNCILLOR E. PAULS.....

SECONDED BY COUNCILLOR.....

**Amendment to Item 2 of the General Issues Committee Report 23-023, respecting Public Feedback and Recommendations for an Encampment Protocol and Sanctioned Sites (HSC20036(g)) (City Wide) - REVISED, which was approved by Council on August 18, 2023**

WHEREAS, *Safety in Parks*: Raises concerns about the safety of families and children in parks due to discarded needles, drug paraphernalia, proximity to playgrounds, proximity to property fences and potential encounters with individuals experiencing homelessness, including those who may have mental health or substance use issues;

WHEREAS, *Encampments and Public Use of Parks*: Frames parks as public spaces intended for safe and enjoyable use by all residents, but encampments are seen as creating a barrier to this;

WHEREAS, *Managing Homelessness*: Report HSC24027(c), Reducing Homelessness and Managing Encampments highlights that a 1 km radius is recommended to manage the placement of temporary outdoor shelters near Tiffany Park, where 80 outdoor shelters and 192 additional indoor beds will be established;

WHEREAS, *Parks Impacted*: The proposal acknowledges that 10 parks in Wards 2 and 3 will be affected by becoming non-compliant with current regulations, as these Wards are locations for temporary shelters;

WHEREAS, *Municipal Comparison*: The City of Hamilton is noted as being unique in Ontario for allowing encampments in parks, suggesting that this is a departure from typical municipal practices; and

WHEREAS, the City of Hamilton is providing temporary indoor and outdoor shelters for 272 unsheltered and currently there are less than 300 unsheltered;

WHEREAS, the number of unsheltered is a fluid number and is never quantified.

THEREFORE, BE IT RESOLVED:

That Item 2 of the of the General Issues Committee Report 23-023, respecting Public Feedback and Recommendations for an Encampment Protocol and Sanctioned Sites (HSC20036(g)) (City Wide) - REVISED, be ***amended to prohibit encampments in all City of Hamilton parks, once the Sanctioned Site is available.***