



City of Hamilton
GENERAL ISSUES COMMITTEE
AGENDA

Meeting #: 25-007
Date: May 21, 2025
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

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

1. CALL TO ORDER

2. CEREMONIAL ACTIVITIES

3. APPROVAL OF AGENDA

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

4. DECLARATIONS OF INTEREST

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 April 30, 2025

6. DELEGATIONS

6.1 Madeleine Ann Lowthian Smith, respecting an unauthorized structure on the Escarpment trail (In-Person)

6.2 Delegations respecting Report PED25142, Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue, 24 Main Street East (Ward 2) (Item 8.8), from the following individuals:

a. Jennifer Hompoth, New Vision United Church (In-Person)

7. ITEMS FOR INFORMATION

Members of the public can contact the Clerk's Office to acquire the documents considered at this meeting, in an alternate format.

- 7.1 Accessibility Committee for Persons with Disabilities Minutes ACPD 25-003 - March 18, 2025
- 7.2 PW25032
Heat Response Strategy - Feasibility of Shade and Misting Stations in Priority Locations (Outstanding Business List) (City Wide)
- 7.3 Resignation from Gillian Henry from the Climate Change Advisory Committee
- 7.4 PED25133
2024 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (City Wide)
- 7.5 Business Improvement Area Sub-Committee Minutes BIA 25-004 - May 13, 2025
- 7.6 HSC23016(a)
2023 Social Housing Update (City Wide)
Please refer to Item 11.2 for Confidential Appendix "C" to this Report.

8. ITEMS FOR CONSIDERATION

- 8.1 PED25098
Donation of Monument Marking the Global Irish Famine Way (Ward 2)
- 8.2 PED25131
Designation of a Business Improvement Area in Hess Village on Hess Street North and George Street (Ward 2)
- 8.3 PED25132
Revised Board of Management for the Barton Village Business Improvement Area (Wards 2 and 3)
- 8.4 FCS25024
Hamilton Public Library Infrastructure Capital Request (City Wide)
- 8.5 HSC25021
Incorporating Universal Design into Hamilton Community Housing (City Wide)

8.6 PED25082

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety (City Wide)

8.7 PED25142

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue, 24 Main Street East (Ward 2)

- a. Correspondence respecting Report PED25142, Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue, 24 Main Street East (Ward 2) (Item 8.8), from the following individuals:

- a. Ken Wallis, President, Escarpment Blues Society
- b. Dan Lawrie, Founder and Chairman, Lawrie Insurance Group
- c. Jamie Tennant, Journalist, Author, Program Director 93.3 CFMU

8.8 Facility Naming Sub-Committee Minutes - FSCN 25-002 - May 8, 2025

8.9 HSC24027(f) (To Be Distributed)

Reducing Homelessness and Managing Encampments (City Wide)

9. MOTIONS

9.1 Activation of King William Street and Downtown Revitalization

10. NOTICES OF MOTION

11. PRIVATE AND CONFIDENTIAL

12. ADJOURNMENT



GENERAL ISSUES COMMITTEE MINUTES - GIC 25-006

9:30 a.m.

April 30, 2025

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

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

Absent: Mayor A. Horwath and Councillor J. P. Danko - Personal

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

1. CALL TO ORDER

Deputy Mayor M. Spadafora called the meeting to order at 9:32 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(Nann/Hwang)

That the agenda for the April 30, 2025 General Issues Committee meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

Councillor C. Kroetsch declared a non-disqualifying interest to Item 11.4 – LS20023(I), respecting Encampment Litigation Update (City Wide), as he has a professional relationship with Wade Poziomka, who represents the applicants in the encampment litigation as legal counsel.

Councillor B. Clark declared a non-disqualifying interest to Item 11.4 – LS20023(I), respecting Encampment Litigation Update (City Wide), as he referred Wade Poziomka to a Ward 9 community group experiencing an ongoing environmental issue.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

(Nann/Hwang)

The minutes of the April 9, 2025 (Item 5.1) meeting of the General Issues Committee, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Delegations respecting Report HSC25022, Residential Care Facility Subsidy Program Modernization Project (Item 7.1)

The following delegate addressed the Committee:

6.1(a) James Kemp (Virtually)

The following delegate was not present when called upon:

6.1(b) Lance Dingman (In-Person)

(i) (M. Wilson/Clark)

That the following delegation respecting Report HSC25022, Residential Care Facility Subsidy Program Modernization Project (Item 7.1), be received:

6.1(a) James Kemp (Virtually)

CARRIED

6.2 Robert Pental, respecting the Niagara escarpment vulnerable conditions and possible solutions (In-Person)

This Delegation was withdrawn.

6.3 Delegations respecting Report PED25117, Green Building Standards Implementation Plan (Item 8.5)

The following delegate addressed the Committee:

6.3(a) Victoria Coffin, Bay Area Climate Change Council (In-Person)

(i) (Kroetsch/Beattie)

That due to technical difficulties, the Committee recess for 10 minutes until 10:02 am.

CARRIED

The General Issues Committee reconvened at 10:00 a.m.

The following delegate addressed the Committee:

6.3(b) Anthony Salemi, West End Home Builders' Association (In-Person)

(ii) (McMeekin/Cassar)

That the following delegations respecting Report HSC25022, Residential Care Facility Subsidy Program Modernization Project (Item 7.1), be received:

6.3(a) Victoria Coffin, Bay Area Climate Change Council (In-Person)

6.3(b) Anthony Salemi, West End Home Builders' Association (In-Person)

CARRIED

6.4 Delegations respecting Report HSC24027(e), Reducing Homelessness and Managing Encampments (Item 8.8)

The following delegate addressed the Committee:

6.4(a) Andrew Selman (In-Person)

6.4(b) Gessie Stearns (In-Person)

(i) (Kroetsch/Beattie)

That the following delegate be provided an additional 3 minutes to complete their delegation:

6.4(c) Kelly Oucharek (In-Person)

CARRIED

(ii) (Beattie/Nann)

That the following delegations respecting Report HSC24027(e), Reducing Homelessness and Managing Encampments (Item 8.8), be received:

6.4(a) Andrew Selman (In-Person)

6.4(b) Gessie Stearns (In-Person)

6.4(c) Kelly Oucharek (In-Person)

CARRIED

6.5 Aimee & Charlize Passfield, Stoney Creek Youth Council, respecting a Request for Staff Report Back on the Implementation of a Municipal Vaping Products Tax (Item 9.3) (Pre-Recorded)

The following delegate addressed the Committee through a Pre-Recorded video:

6.5 Aimee & Charlize Passfield, Stoney Creek Youth Council

(Beattie/Nann)

That the delegation from Aimee & Charlize Passfield, Stoney Creek Youth Council, respecting a Request for Staff Report Back on the Implementation of a Municipal Vaping Products Tax (Item 9.3) (Pre-Recorded), be received.

CARRIED

7. ITEMS FOR INFORMATION

7.1 HSC25022

Residential Care Facility Subsidy Program Modernization Project (City Wide)

(Hwang/Nann)

That Report HSC25022, Residential Care Facility Subsidy Program Modernization Project (City Wide), be received.

CARRIED

(i) (Francis/McMeekin)

That the following Items for Information, be received:

7.2 Climate Change Advisory Committee Minutes

- (a) CCAC Minutes 24-001 - April 30, 2024**
- (b) CCAC Minutes 24-002 - June 25, 2024**
- (c) CCAC Minutes 24-003 - August 8, 2024**
- (d) CCAC Minutes 24-004 - September 24, 2024**
- (e) CCAC Minutes 24-005 - October 29, 2024**
- (f) CCAC Minutes 24-006 - November 26, 2024**
- (g) CCAC Minutes 24-007 - December 17, 2024**
- (h) CCAC Minutes 25-001 - January 28, 2025**
- (i) CCAC Minutes 25-002 - February 25, 2025**

7.3 Business Improvement Area Sub-Committee Minutes BIAC 25-003 - April 15, 2025

CARRIED

7.4 Cleanliness and Security in the Downtown Core Task Force Minutes CSDC 25-001 - April 1, 2025

Refer to Item 8.9 for the disposition of this item.

7.5 HSC25010

Furthering a Collaborative Path with Urban Indigenous Residents (City Wide)

Grace Mater, General Manager of Healthy and Safe Communities, introduced Katelyn Laforme, Director, Indigenous Relations; and Beth Dockstator, Manager, Indigenous Relations, who addressed the Committee with a

presentation respecting Report HSC25010, Furthering a Collaborative Path with Urban Indigenous Residents (City Wide).

(Nann/Hwang)

That Report HSC25010, Furthering a Collaborative Path with Urban Indigenous Residents, and the accompanying presentation, be received.

CARRIED

7.6 CM25002

United States (U.S.) Initiated Tariff-Related Activities - Status Update & City of Hamilton Response (City Wide)

(Hwang/A. Wilson)

That Report CM25002, United States (U.S.) Initiated Tariff-Related Activities - Status Update & City of Hamilton Response (City Wide), be received.

CARRIED

8. ITEMS FOR CONSIDERATION

8.1 Light Rail Transit Sub-Committee Minutes LRTC 25-002 – April 11, 2025

(Tadeson/Hwang)

That the Light Rail Transit Sub-Committee Minutes LRTC 25-002, dated April 11, 2025, be received, and the recommendations contained therein be approved.

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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	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
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.2 Accessibility Committee for Persons with Disabilities Minutes ACPD 25-004 - April 8, 2025

(Tadeson/Beattie)

That the Accessibility Committee for Persons with Disabilities Minutes ACPD 25-004 - April 8, 2025, be received, and the recommendations contained therein be approved.

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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	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
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.3 Hamilton-Wentworth District School Board Liaison Committee Minutes PBLC 25-001 - April 3, 2025

(Beattie/Clark)

That the Hamilton-Wentworth District School Board Liaison Committee Minutes PBLC 25-001 - April 3, 2025, be received, and the recommendations contained therein be approved.

Result: MOTION, CARRIED by a vote of 12 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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	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

8.4 PED25115

Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089 Airport Road West, Glanbrook (Ward 11)

(Tadeson/Beattie)

That Report PED25115, dated April 30, 2025, respecting Revitalizing Hamilton Tax Increment Grant Program Application – 9075-9089 Airport Road West, Glanbrook (Ward 11), be received, and the following recommendations be approved:

- (a) That a Revitalizing Hamilton Tax Increment Grant Program Application submitted by 9075 Airport Hamilton Hospitality Inc. (Jaekel Capital Inc. (Richard Jaekel)), 1342132 Ontario Limited (Felice Battista), Micari Consulting Inc.(Nick Simone), Vita Corporation (Tonino Amendola), 14444523 Canada Inc. (Esat Devris Karaaslan and Ashvinkumar Patel), for the property at 9075-9089 Airport Road West, Glanbrook, estimated to total \$511,820.00 over a maximum of four years based on the incremental tax increase attributable to the redevelopment of 9075-9089 Airport Road West, Glanbrook, BE AUTHORIZED AND APPROVED in accordance with the terms and conditions of the Revitalizing Hamilton 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 Revitalizing Hamilton Tax Increment Grant for 9075 Airport Hamilton Hospitality Inc. (Jaekel Capital Inc. (Richard Jaekel)), 1342132 Ontario Limited (Felice Battista), Micari Consulting Inc.(Nick Simone), Vita Corporation (Tonino Amendola), 14444523 Canada Inc. (Esat Devris Karaaslan and Ashvinkumar Patel)) for the property at 9075-9089 Airport Road West, Glanbrook, in a form satisfactory to the City Solicitor; and,
- (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 Revitalizing Hamilton 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.

**General Issues Committee
Minutes – GIC 25-006**

**April 30, 2025
Page 8 of 25**

Result: MOTION, CARRIED by a vote of 12 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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	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

(i) (Beattie/M. Wilson)

That the General Issues Committee recess for 39 minutes until 1:15 p.m.

CARRIED

The General Issues Committee reconvened at 1:15 p.m.

8.5 PED25117

Green Building Standards Implementation Plan (City Wide)

- (i)** Emily Coe, Manager, Zoning and Committee of Adjustment addressed the Committee with a presentation respecting Report PED25117, Green Building Standards Implementation Plan (City Wide).

(A. Wilson/Cassar)

That the staff presentation respecting Report PED25117, Green Building Standards Implementation Plan (City Wide), be received.

CARRIED

(ii) (A. Wilson/Cassar)

That Report PED25117, dated April 30, 2025, respecting Green Building Standards Implementation Plan (City Wide), be received, and the following recommendations be approved:

- (a)** That the Green Building Standards Implementation Plan, and Draft Official Plan Amendments, as outlined in Report PED25117, BE APPROVED;
- (b)** That the Green Building Standards come into full effect on September 1, 2025;

- (c) That Planning Division staff be directed to bring forward the required Draft Official Plan Amendments, incorporating any recommended changes based on submissions received at the Planning Committee meeting, to a Statutory Public meeting in Q3 of 2025;
- (d) That Planning and Economic Development staff be directed to update Property Standards By-law No. 10-221 to harmonize the Property Standards By-law with Zoning By-law No. 05-200;
- (e) That Planning and Economic Development staff report back to General Issues Committee in Q1, 2026 with an interim monitoring report and again in Q4, 2026 with a full monitoring report on any outcomes and future recommendations; and,
- (f) That Planning and Economic Development staff report back to General Issues Committee in Q4 of every year going forward with updates required to the Green Building Standards based on changing best practices and the results of the monitoring program.

(iii) (Tadeson/Hwang)

- (a) That Report PED25117, dated April 30, 2025, respecting Green Building Standards Implementation Plan (City Wide) (Item 8.5), and Report PED25105, dated April 30, 2025, respecting Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan (City Wide) be REFERRED, back to staff for further review based on the public submissions received, including costing analysis and report back to the General Issues Committee by early Q4 2025; and,
- (b) That the following Correspondence Items respecting Item 8.5 (PED25117, Green Building Standards Implementation Plan) and Item 8.6 (PED25105, Growing a Resilient and Environmentally Sustainable Hamilton Community Improvement Plan), be received:
 - (i) Mike Collins-Williams, West End Home Builders' Association, respecting Item 8.5
 - (ii) Mike Collins-Williams, West End Home Builders' Association, respecting Item 8.6
 - (iii) Bryan Purcell, The Atmospheric Fund, respecting Items 8.5 and 8.6

Result: REFERRAL MOTION, CARRIED by a vote of 11 to 3, as follows:

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

**General Issues Committee
Minutes – GIC 25-006**

**April 30, 2025
Page 10 of 25**

No	-	Ward 2	Councillor Cameron Kroetsch
No	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Yes	-	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
No	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

8.6 PED25105

**Growing a Resilient and Environmentally Sustainable Hamilton
Community Improvement Plan (City Wide)**

Refer to Minute Item 8.5 (iii)(a) for the disposition of this item.

**8.6(a) Correspondence respecting Item 8.5 (PED25117, Green Building Standards
Implementation Plan) and Item 8.6 (PED25105, Growing a Resilient and
Environmentally Sustainable Hamilton Community Improvement Plan)**

Refer to Minute Item 8.5 (iii)(b) for the disposition of these items.

8.7 FCS25023

2025 Tax Policies and Area Rating (City Wide)

(i) (A. Wilson/M. Wilson)

That Report FCS25023, dated April 30, 2025, respecting 2025 Tax Policies and Area Rating (City Wide), be received, and the following recommendation be approved:

(a) That the following optional property classes BE APPROVED for the 2025 taxation year:

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

(b) That, the following final tax ratios for the 2025 taxation year BE APPROVED:

(i)	Residential	1.0000
(ii)	Multi-Residential	2.0000
(iii)	New Multi-Residential	1.0000

**General Issues Committee
Minutes – GIC 25-006**

**April 30, 2025
Page 11 of 25**

(iv)	Commercial	1.9800
(v)	Industrial - Large	3.4189
(vi)	Industrial - Residual	2.9156
(vii)	Pipelines	1.7947
(viii)	Farmlands	0.1767
(ix)	Farmland Awaiting Development	0.7500
(x)	Managed Forests	0.2500
(xi)	Landfills	2.9696
(xii)	Aggregate Extraction	2.4465
(xiii)	Farm	0.1767

- (c) That the following tax reductions for the 2025 taxation year BE APPROVED:
- | | | |
|-------|--|-----|
| (i) | Farmland awaiting development (1st Subclass) | 25% |
| (ii) | Farmland awaiting development (2nd Subclass) | 0% |
| (iii) | Excess land Subclass (Residual Commercial) | 0% |
| (iv) | Excess land Subclass (Residual Industrial) | 0% |
| (v) | Vacant land Subclass (Residual Industrial) | 0% |
| (vi) | Excess land Subclass (Large Industrial) | 0% |
- (d) That the Area Rated Levies as identified in Appendix “A” to Report FCS25023, BE APPROVED”;
- (e) That the Draft By-law “To Set and Levy the Rates of Taxation for the Year 2025” as identified in Appendix “C” to Report FCS25023, BE PRESENTED TO COUNCIL FOR CONSIDERATION;
- (f) That the Draft By-law “To Set Optional Property Classes Within the City of Hamilton for the Year 2025” as identified in Appendix “D” to Report FCS25023, BE PRESENTED TO COUNCIL FOR CONSIDERATION;
- (g) That the Draft By-law “To Establish Tax Ratios and Tax Reductions for the Year 2025” as identified in Appendix “E” to Report FCS25023, BE PRESENTED TO COUNCIL FOR CONSIDERATION;
- (h) That the Draft By-law “To Levy a Special Charge Upon the Rateable Property in the Business Improvement Areas for the Year 2025”, as identified in Appendix “F” to Report FCS25023, BE PRESENTED TO COUNCIL FOR CONSIDERATION;
- (i) That the continuation of the Deferral of Tax Increases for Seniors and Low Income Persons with Disabilities Program (Deferral of Tax Increases Program) for 2025 BE APPROVED;

- (j) That the continuation of the Full Tax Deferral Program for Seniors and Low Income Persons with Disabilities Program (Full Tax Deferral Program) for 2025 BE APPROVED;
- (k) That the continuation of the Seniors' (65+) Tax Rebate Program for 2025 BE APPROVED; and,
- (l) That the continuation of the 40% Tax Rebate for eligible charities and similar organizations for 2025 BE APPROVED.

(ii) (A. Wilson/Tadeson)

That Report FCS25023, respecting the 2025 Tax Policies and Area Rating (City Wide), be REFERRED to the May 7, 2025 Council meeting, to allow staff the opportunity to revise the report to include the financial impacts of the new aggregate tax assessments class.

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

Absent	-	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
Yes	-	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
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

8.8 HSC24027(e)

Reducing Homelessness and Managing Encampments (City Wide)

(i) (Nann/Beattie)

That Report HSC24027(e), dated April 30, 2025, respecting Reducing Homelessness and Managing Encampments (City Wide), be received, and the following recommendations be approved:

- (a) That staff BE DIRECTED to identify up to \$4.6M in previously approved 2024/25 Housing Services operating and program costs to be applied to the Temporary Barton Tiffany Shelter capital project, and that these costs be offset through the Federal Unsheltered Homelessness and Encampments Initiative (Federal

Community Encampment Response Plan) commitment of \$5.26M; and,

- (b) That Council APPROVE \$586,970 in previously approved 2024/25 Housing Sustainability Investment Roadmap Reserve funding for shelter expansion (HSC24027b) to the Temporary Barton Tiffany Shelter capital project that is available as a result of the Provincial Encampment Response Initiative funding of \$586,970.

Result: MOTION, CARRIED by a vote of 9 to 4, as follows:

Absent	-	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
No	-	Ward 5 Councillor Matt Francis
No	-	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
No	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

(ii) Detailed Breakdown of Capital Expenditures – Temporary Barton Tiffany Shelter (Motion resulting from Item 8.8)

(Francis/Clark)

WHEREAS, the total capital costs for the Temporary Barton Tiffany Shelter have significantly exceeded original projections, increasing from \$2.8 million to a reported \$7.9 million; and,

WHEREAS, there has been no publicly released, itemized accounting of the expenditures associated with the project despite public and Council interest;

THEREFORE, BE IT RESOLVED:

That staff be directed to provide a full itemized breakdown of all capital budget and expenditures related to the Temporary Barton Tiffany Shelter project, including vendor payments and associated costs, for information at the May 21, 2025 General Issues Committee meeting.

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

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

**8.8(a) Correspondence from Kim Zivanovich, respecting Report HSC24027(e),
Reducing Homelessness and Managing Encampments (Item 8.8)**

(Beattie/Tadeson)

That the Correspondence from Kim Zivanovich, respecting Report HSC24027(e), Reducing Homelessness and Managing Encampments, be received.

CARRIED

**8.9 Cleanliness and Security in the Downtown Core Task Force Minutes
CSDC 25-001 - April 1, 2025**

(Kroetsch/Nann)

That the Cleanliness and Security in the Downtown Core Task Force Minutes CSDC 25-001 - April 1, 2025, be received, and the recommendations contained therein be approved.

Result: MOTION, CARRIED by a vote of 10 to 0, as follows:

Absent	-	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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko

**General Issues Committee
Minutes – GIC 25-006**

**April 30, 2025
Page 15 of 25**

Absent	-	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

(ii) (Jackson/Cassar)

That the General Issues Committee meeting of April 30, 2025, be permitted to extend past the 5:30 p.m. curfew, up to 7:00 p.m.

Result: MOTION, CARRIED by a 2/3 majority vote of 9 to 1, as follows:

Absent	-	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
Absent	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	Ward 7 Councillor Esther Pauls
Absent	-	Ward 8 Councillor J. P. Danko
Absent	-	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) (M. Wilson/Tadeson)

That the Committee recess for 10 minutes until 5:38 p.m.

CARRIED

The General Issues Committee reconvened at 5:38 p.m.

9. MOTIONS

9.1 Exploring Opportunities to Further the Revitalization of the Kenilworth Avenue North Commercial Corridor through the Creation of Live/Work Opportunities

(Hwang/Cassar)

WHEREAS, a neighbourhood meeting was held on March 26th 2025, respecting a proposal to redevelop a municipal parking lot at 70 Hope Avenue for affordable housing;

WHEREAS, the property at 70 Hope Avenue is adjacent to the Kenilworth Avenue North commercial corridor located between Main Street East and Barton Street East;

WHEREAS, the neighbourhood raised concerns about the lack of progress in revitalizing the Kenilworth Avenue North commercial corridor;

WHEREAS, the last comprehensive strategic review of the Kenilworth Avenue North commercial corridor occurred through the Barton-Kenilworth Commercial Corridor Study in 2014 which resulted in, among other items, the corridor specific financial incentive programs to support the corridors revitalization;

WHEREAS, a thriving commercial corridor is vital to serving the needs of local residents and attracting and supporting new investment and housing opportunities;

WHEREAS, a portion of Kenilworth Avenue North has been identified as being within a proposed Major Transit Station Area through the City's ongoing review and update to the Urban Hamilton Official Plan to establish Major Transit Station Areas; and,

WHEREAS, the Kenilworth Avenue North commercial corridor may provide a unique opportunity to address a need in the community for long-term and sustainable live/work housing opportunities with a particular focus on supporting opportunities for entrepreneurs, artists and local retail.

THEREFORE, BE IT RESOLVED:

- (a) That staff from the Planning and Economic Development, and Tourism & Culture Divisions collaborate to review planning policies, zoning permissions, financial incentive programs, and business/artist/entrepreneur attraction efforts; and
- (b) That Planning and Economic Development and Tourism & Culture staff be directed to report back to the General issues Committee before the end of Q4 2025 with recommendations that would further enable long-term and sustainable live/work opportunities along the Kenilworth Avenue North commercial corridor with a particular focus on supporting entrepreneurs, artists and local retail.

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

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

9.2 Exploring Options for Additional Below-market and Attainable Homeownership Opportunities and Supporting City of Hamilton Incentives in the Roxborough Park Housing Demonstration Project

(Hwang/Tadeson)

WHEREAS, Roxborough Park is a joint public-private housing demonstration project in the McQueston neighbourhood of East Hamilton which is delivering a mix of market and below-market homeownership and rental housing options in the city;

WHEREAS, in 2019 City Council approved the creation of two financial incentive programs under the Housing for Hamilton Community Improvement Plan, the Roxborough Access to Homeownership Grant Program and Roxborough Rental Housing Loan Program, which provide grants and forgivable loans respectively, to support the creation of below-market homeownership and rental housing opportunities in the project; and,

WHEREAS, in 2022, the City entered into a Grant Agreement with Roxborough Park Inc. to provide grants under the Roxborough Access to Homeownership Grant Program in respect of the development of attainable homeownership townhouse units;

THEREFORE, BE IT RESOLVED:

That staff engage with Roxborough Park Inc. to review the status of the project and the creation of the remaining attainable townhouse units within the project, and report back to the General Issues Committee before Q3 2025 with the outcomes of this engagement, identifying any additional incentive program funding and program amendments that would be required to support the remaining homeownership townhouse units in the project.

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

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

Absent	-	Ward 2	Councillor Cameron Kroetsch
Yes	-	Ward 3	Councillor Nrinder Nann
Yes	-	Ward 4	Councillor Tammy Hwang
Yes	-	Ward 5	Councillor Matt Francis
Yes	-	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
Absent	-	Ward 13	Councillor Alex Wilson
Yes	-	Ward 14	Councillor Mike Spadafora
Yes	-	Ward 15	Councillor Ted McMeekin

9.3 Request for Staff Report Back on the Implementation of a Municipal Vaping Products Tax

(Beattie/M. Wilson)

WHEREAS, Members of the Stoney Creek Youth Council have routinely prioritized Teen Vaping as a primary area of concern among young people in our community;

WHEREAS, According to the Canadian Community Health Survey (2022), conducted by Health Canada, 14% of youth aged 15-19 and 18% of young adults aged 20-24 are more likely to have vaped in the past 30 days as compared to only 4% in the population aged 25 and up;

WHEREAS, According to the Canadian Student Tobacco, Alcohol and Drugs Survey (2021-2022) 16% of students have used an e-cigarette with nicotine in the past 30 days;

WHEREAS, According to the same Survey 55% of the students thought it would be "fairly easy" or "very easy" to get an e-cigarette with nicotine if they wanted one;

WHEREAS, The Survey also reports that Among students who used cannabis, 54% reported vaping liquid cannabis;

WHEREAS, Unlike traditional tobacco or cannabis cigarettes, vape products are often colourless, odourless, and often undetectable when used;

WHEREAS, Chemicals and contaminants found in vaping aerosol are associated with negative health effects and can also lead to throat and mouth irritation, headache, cough, and nausea;

WHEREAS, the long-term risks of vaping are not yet known, but may include cancer, as well as cardiovascular, respiratory, and other diseases, particularly in those who begin vaping at a young age;

WHEREAS, the Hamilton City Council recently received a comprehensive report from Staff on possible additional revenue tools, which included discussion on municipal tobacco taxation;

WHEREAS, Taxation has been widely used by Provincial and Federal Governments as a method of changing consumer consumption behaviours in the general public; and,

WHEREAS, Taxation has been widely acknowledged as a tool used by higher order Government to reduce tobacco consumption in Canada over the past few decades;

THEREFORE, BE IT RESOLVED:

That Finance and Legal staff be directed to investigate options, mechanisms, and authority requirements by which the City of Hamilton might impose a Municipal Vaping Products Tax as a method of reducing Vape Usage in Hamilton, and report back to the General Issues Committee by Q4 2025.

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Absent	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	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
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

9.4 Coordination of Current Infrastructure Projects to Support Glanbrook Arena and Proposed Recreation Centre

(Tadeson/Hwang)

WHEREAS, a Feasibility Study (FS) was funded for the 2024 calendar year to assess construction details of a proposed Glanbrook Community Recreation Centre;

WHEREAS, in February 2024, a Glanbrook Arena and Recreation Facility Servicing Overview described steps to evaluate water and wastewater municipal servicing options for the Glanbrook Arena and the future Recreation Centre site identified as 4300 and 4280 Binbrook Road;

WHEREAS, as multiple PIC were conducted in November/December 2024 and as a result it was stated in a subsequent PIC in February 2025 that the Glanbrook Arena Property is now officially the preferred site for the New Recreation Centre and Indoor pool for Ward 11;

WHEREAS, Municipal water and wastewater servicing assessment work has not begun and is expected to be triggered through a specific request from Recreation staff once their higher level coordination strategy has been developed;

WHEREAS, there is current, ongoing, and planned residential, commercial, and institutional infrastructure development to the lands east of Glanbrook Arena;

WHEREAS, the proposed Glanbrook Community Recreation Centre is a vital municipal priority that directly impacts community well-being, economic development, and quality of life for Ward 11 residents and must be placed at the forefront of infrastructure planning and execution in Binbrook;

WHEREAS, failure to prioritize and integrate the Recreation Centre within ongoing and future developments risks inefficiencies, increased costs, and the potential for infrastructure misalignment, which could significantly delay or impede the project's progress; and,

WHEREAS, without prioritization, there are no guiding principles to direct various City departments working with current developers in the immediate area to ensure current and upcoming construction is completed in a cost-effective, synergistic manner that recognizes the importance of preplanning for connecting city water and sewers to the arena site, inclusive of the future recreation centre;

THEREFORE, BE IT RESOLVED:

- (a) That Council identify the Glanbrook Community Recreation Centre as a municipal priority for Ward 11 and identify the preferred location for the new Recreation Centre, Indoor Pool, Gymnasium and walking track as the City-owned 27 acres at Glanbrook Arena;
- (b) That staff BE DIRECTED to complete the feasibility study and report back by Q3, 2025 including the following:
 - (i) an assessment of required municipal resourcing, servicing options, planning policy implications of different options, and legal implications for the preferred site;

- (ii) An assessment of the impacts of reserving sufficient municipal capacity for the Recreation Centre from any future development proposals in Binbrook to prioritize the Recreation Centre; and,
 - (iii) an analysis of any future Official Plan Amendments that may be needed for the extension of services, notwithstanding that the extension of services does not comply with the Greenbelt Plan and the City's Rural Hamilton Official Plan, based on information available at this time; and,
- (c) That STAFF BE DIRECTED to prioritize the new Glanbrook Recreation Centre, Indoor Pool, Gymnasium and Walking Track to be built on the preferred site, over other projects in Binbrook until staff report back to Council on the outcome of the feasibility study.

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

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Absent	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	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
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

10. NOTICES OF MOTION

There were no notices of motion.

11. PRIVATE & CONFIDENTIAL

Committee determined that discussion of Item 11.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

11.1 Closed Session Minutes – April 9, 2025

(Tadeson/Nann)

That the Closed Session minutes of the April 9, 2025 General Issues Committee meeting, be adopted and remain confidential.

CARRIED

(i) (McMeekin/Jackson)

That the General Issues Committee meeting of April 30, 2025, be permitted to further extend the curfew, up to 8:00 p.m.

Result: MOTION, CARRIED by a 2/3 majority vote of 9 to 2, as follows:

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

(ii) (Tadeson/Cassar)

That Committee move into Closed Session for Items 11.2, 11.3, and 11.4 at 6:44 p.m. pursuant to Section 9.3, Sub-Sections (c), (e), (f), (g) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (c), (e), (f), (g) and (k) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land for City purposes or a local board; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a matter in respect of which Council or a Committee may hold a closed meeting under an Act other than the *Municipal Act, 2001*; and a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

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

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

**General Issues Committee
Minutes – GIC 25-006**

**April 30, 2025
Page 23 of 25**

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

The General Issues Committee meeting reconvened in Open Session at 7:26 p.m.

11.2 PED25085

Affordable Housing Candidate Surplus Sites (Wards 4, 7 and 15)

(Cassar/Nann)

That Report PED25085, dated April 30, 2025, respecting Affordable Housing Candidate Surplus Sites (Wards 4, 7 and 15), be received, and the following recommendations be approved:

- (a) That the directions provided to staff in Closed Session, respecting Report PED25085, Affordable Housing Candidate Surplus Sites (Wards 4, 7 and 15), BE APPROVED AND REMAIN CONFIDENTIAL;
- (b) That the Properties, as identified in Confidential Appendix A to Report PED25085, BE DECLARED SURPLUS to the requirements of the City of Hamilton, in accordance with the “Procedural By-law for the Sale of Land” being By-law No. 14-204, for the purposes of achieving the city’s affordable housing objectives; and,
- (c) That Report PED25085 and the Appendices, respecting Affordable Housing Candidate Surplus Sites, REMAIN CONFIDENTIAL, with the exception of releasing Confidential Appendix A to PED25085, as may be amended, following approval of Council.

Result: MOTION, CARRIED by a vote of 10 to 0, as follows:

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

**General Issues Committee
Minutes – GIC 25-006**

**April 30, 2025
Page 24 of 25**

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

**11.3 PED19063(h)
Acquisition of Real Estate (Ward 2)**

(Tadeson/Cassar)

That Report PED19063(h), dated April 30, 2025, respecting Acquisition of Real Estate (Ward 2), be received, and the following recommendations be approved:

- (a) That the directions provided to staff in Closed Session, respecting Report PED19063(h), Acquisition of Real Estate (Ward 2), BE APPROVED;
- (b) That the complete Report PED19063(h) respecting the Acquisition of Real Estate remain confidential until completion of the real estate transaction, with the exception of Confidential Appendix C to Report PED19063(h), which is not to be made public; and,
- (c) That the transfer of funds from Project ID No. 5160507001 (North Glanbrook Industrial Business Park) to Project ID No. 3621054100 (West Harbour Initiatives), in the amount specified in Confidential Appendix C, BE APPROVED, with repayment to occur at a future date upon receipt of proceeds from a future sale.

Result: MOTION, CARRIED by a vote of 10 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Absent	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	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
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

11.4 LS20023(I)
Encampment Litigation Update (City Wide)

(Tadeson/Jackson)

That Report LS20023(I), dated April 30, 2025, respecting Encampment Litigation Update (City Wide), be received, and the following recommendation be approved:

- (a) That Report LS20023(I), respecting Encampment Litigation Update, BE RECEIVED AND REMAIN CONFIDENTIAL.

Result: MOTION, CARRIED by a vote of 10 to 0, as follows:

Absent	-	Mayor Andrea Horwath
Yes	-	Ward 1 Councillor Maureen Wilson
Absent	-	Ward 2 Councillor Cameron Kroetsch
Yes	-	Ward 3 Councillor Nrinder Nann
Yes	-	Ward 4 Councillor Tammy Hwang
Yes	-	Ward 5 Councillor Matt Francis
Yes	-	Ward 6 Councillor Tom Jackson
Absent	-	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
Absent	-	Ward 13 Councillor Alex Wilson
Yes	-	Ward 14 Councillor Mike Spadafora
Yes	-	Ward 15 Councillor Ted McMeekin

12. ADJOURNMENT

There being no further business, the General Issues Committee adjourned at 7:30 p.m.

Respectfully submitted,

Angela McRae
 Legislative Coordinator

Deputy Mayor Mike Spadafora
 Chair, General Issues Committee

Submitted on Tue, 04/22/2025 - 11:00

Reference number 66908

Submitted on

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

Madeleine "Mandi" Ann Lowthian Smith

Preferred Pronoun

she/her

Reason(s) for delegation request

Unauthorized structure on the Escarpment trail

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

Yes

Submitted on Wed, 05/14/2025 - 09:40

Reference number 68889

Submitted on

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

Jennifer Hompoth

New Vision United Church

Preferred Pronoun

she/her

Reason(s) for delegation request

To speak to the motion regarding a grant for the floor renovations of New Vision United Church. Purpose is to provide context of the building & its importance as a heritage site seeking adaptive reuse as a community artistic & cultural hub.

Will you be requesting funds from the City?

No

Will you be submitting a formal presentation?

Yes



ACCESSIBILITY COMMITTEE FOR PERSONS WITH DISABILITIES

MINUTES ACPD 25-003

4:00 p.m.

March 18, 2025

Room 264, 2nd Floor Hamilton City Hall (Hybrid)
71 Main Street West, Hamilton, Ontario

Present: Councillor M. Tadeson (virtually), J. Kemp (Chair), H. Kaur (virtually), L. Dingman, L. Janosi (virtually), M. McNeil (virtually), C. Hernould (virtually), L. Johanson, J. Maurice and T. Nolan (virtually)

Absent with

Regrets: P. Kilburn (Vice Chair), H. Bonenfant, K. Nolan

1. CALL TO ORDER

Chair J. Kemp called the meeting to order at 4:00 p.m.

2. CEREMONIAL ACTIVITIES

The Legislative Coordinator read the Land Acknowledgement.

3. APPROVAL OF AGENDA

(Dingman/Hernould)

That the agenda for the March 18, 2025, Accessibility Committee for Persons with Disabilities meeting, be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 February 11, 2025

(Janosi/Dingman)

That the minutes of the February 11, 2025, Accessibility Committee for Persons with Disabilities, be adopted, as presented.

CARRIED

6. DELEGATIONS

6.1 Tom Cooper, Hamilton Roundtable for Poverty Reduction, respecting a potential partnership with the Accessibility Committee for Persons with Disabilities to develop outreach and education material to inform about the upcoming Canada Disability Benefit

Tom Cooper, Hamilton Roundtable for Poverty Reduction, addressed Committee respecting a

potential partnership with the Accessibility Committee for Persons with Disabilities to develop outreach and education material to inform about the upcoming Canada Disability Benefit.

6.2 Brad Evoy, Disability Justice Network of Ontario, respecting a Request for Endorsement of Community Recommendations for a New Disability-Centred Fare Program

Brad Evoy, Disability Justice Network of Ontario, addressed Committee respecting a Request for Endorsement of Community Recommendations for a New Disability-Centred Fare Program.

6.3 Tim Nolan, Accessibility Hamilton Alliance, respecting Transit Discussion

Tim Nolan, Accessibility Hamilton Alliance, respecting addressed Committee respecting Transit.

6.4 Brad Evoy, Disability Justice Network of Ontario, respecting Item 9.2, Consultation with Staff to Review Policy that Affects Unhoused Persons with Disabilities and Tour Shelter Facilities to Provide Recommendations to Make Them a Safer and More Inviting Space for All

Brad Evoy, Disability Justice Network of Ontario, addressed Committee respecting Item 9.2, Consultation with Staff to Review Policy that

Affects Unhoused Persons with Disabilities and
Tour Shelter Facilities to Provide
Recommendations to Make Them a Safer and
More Inviting Space for All.

**6.5 Karl Andrus respecting Changing to the
Existing Fare Program for a more Disability
Justice Focus – WITHDRAWN**

Karl Andrus withdrew their delegation respecting
Changing to the Existing Fare Program for a more
Disability Justice Focus.

(a) (Dingman/McNeil)

That the Delegation from Tim Nolan, Accessibility
Hamilton Alliance, respecting Transit Discussion
(Item 6.3), be received.

CARRIED

(b) (Maurice/Hernould)

That the following Delegations be received:

6.1 Tom Cooper, Hamilton Roundtable for Poverty
Reduction, respecting a potential partnership
with the Accessibility Committee for persons
with Disabilities to develop outreach and
education material to inform about the
upcoming Canada Disability Benefit;

6.2 Brad Evoy, Disability Justice Network of
Ontario, respecting a Request for
Endorsement of Community

Recommendations for a New Disability-Centred Fare Program; and

- 6.4 Brad Evoy, Disability Justice Network of Ontario, respecting Item 9.2, Consultation with Staff to Review Policy that Affects Unhoused Persons with Disabilities and Tour Shelter Facilities to Provide Recommendations to Make Them a Safer and More Inviting Space for All.

CARRIED

7. ITEMS FOR INFORMATION

7.1 Accessibility for Entertainment in the City (no copy) - WITHDRAWN

7.2 2023 Annual Accessibility Report - WITHDRAWN

**7.3 PW25009
Accessible Transportation Services
Performance Report – REVISED**

Michelle Martin, Manager of Accessible Transportation Services, addressed Committee respecting Memorandum PW25009, Accessible Transportation Services Performance Report.

(Janosi/Hernould)

That Memorandum PW25009, respecting Accessible Transportation Services Performance Report, be received.

CARRIED

J. Kemp relinquished the Chair to C. Hernould in order to provide the Built Environment Working Group Update (Item 7.4), the Housing Working Group Update (Item 7.5) and the Outreach Working Group Update (Item 7.6).

7.4 Built Environment Working Group Update

- (a) Built Environment Working Group Meeting Notes - March 4, 2025 - REVISED

7.5 Housing Working Group Update

- (a) Housing Working Group Meeting Notes – March 4, 2025

7.6 Outreach Working Group Update

- (a) J. Kemp provided a verbal update.

7.7 Strategic Planning Working Group Update

No update.

7.8 Transportation Working Group Update

No update.

7.9 Open Spaces and Parklands Working Group Update

No update.

(McNeil/Hernould)

That the following Items for Information, be received:

7.4 Built Environment Working Group Update

7.4(a) Built Environment Working Group Meeting
Notes – March 4, 2025 – REVISED

7.5 Housing Working Group Update

7.5(a) Housing Working Group Meeting Notes –
March 4, 2025

7.6 Outreach Working Group Update

CARRIED

J. Kemp assumed the Chair.

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. MOTIONS

J. Kemp relinquished the Chair to C. Hernould to introduce the following Motions:

9.1 Further Investigation of Light Rail Transit (LRT) Systems in Neighbouring Municipalities by Members of the Accessibility Committee for Persons with Disabilities

(Kemp/Dingman)

WHEREAS, the Accessibility Committee for Persons with Disabilities (ACPD) has concerns about the accessibility of Hamilton's Light Rail Transit project and would like to tour Metrolinx's most current accessibility features on the Finch Light Rail Transit Project in Toronto;

WHEREAS, members of ACPD have visited the Kitchener Waterloo Grand River ION and raised many concerns about its accessibility for all disabilities and would like to compare the two projects to confirm that Metrolinx is learning from past projects and is incorporating better accessibility;

WHEREAS, this will be a joint trip between the Transportation Working Group and the Built Environment Working Group; and

WHEREAS, this will allow the Accessibility Committee for Persons with Disabilities to provide more current and accurate recommendations to the Light Rail Transit Sub-Committee and Light Rail Transit Project planners.

THEREFORE, BE IT RESOLVED:

- (a) That the Accessibility Committee for Persons with Disabilities approve members to travel to review and identify accessibility barriers of Light Rail Transit (LRT) Systems in neighbouring municipalities like Toronto, and make recommendations respecting barrier removal and prevention in compliance with the Accessibility for Ontarians with Disabilities Act and the Ontario Human Rights Code;
- (b) That the transportation costs be funded from the Accessibility Committee for Persons with Disabilities 2025 approved budget for conferences and related travel expenses, Account Number 300030, to an upset limit of \$1,000; and
- (c) That up to seven members of the Accessibility Committee for Persons Disabilities be permitted to travel to review the Finch Light Rail Transit Project in Toronto, including but not limited to the following individuals:
 - (i) James Kemp
 - (ii) Jake Maurice
 - (iii) Mark McNeil
 - (iv) Hargun Kaur

CARRIED

9.2 Consultation with Staff to Review Policy that Affects Unhoused Persons with Disabilities and Tour Shelter Facilities to Provide Recommendations to Make Them a Safer and More Inviting Space for All

(i) (Kemp/McNeil)

WHEREAS, there is housing crisis and persons with disabilities are disproportionately represented among the unhoused population of the City of Hamilton and that these persons represent a wide variety of different types of disabilities;

WHEREAS, the current shelter system is considered to be low-barrier access, this is not to be confused with fully accessible. Shelter spaces are accessible to visit, but that does not mean they are accessible to reside there for any amount of time.

WHEREAS, there is no ability to accommodate on an individual basis nor is there an opportunity to offer isolated space even if it is essential for the individual's safety and those around them;

WHEREAS, the definition of safe accommodation can vary depending on a person's needs and disabilities and we must do what we can to ensure that shelters are

able to provide safe spaces above and beyond protection from the elements;

WHEREAS, there is not an available accessibility plan for the Barton-Tiffany micro shelter site and the Accessibility Committee for Persons with Disabilities would like to review the site and make recommendations to make it a more complete and accommodating space for persons with disabilities; and

WHEREAS, the encampment protocol has been discontinued and by-law officers and police will now be forcing relocations of anyone still living rough and in violation of current by-laws, we must find ways of making shelters better so that persons with disabilities will choose to use them over living in tents and encampments.

THEREFORE, BE IT RESOLVED:

- (a) That the Accessibility Committee for Persons with Disabilities approves the Housing Working Group's request to work with the Housing Services Division and the Housing Secretariat in order to understand the shelter system as it currently operates so we may better offer recommendations to improve their accessibility for persons with disabilities; and

- (b) That the Accessibility Committee for Persons with Disabilities approves the Housing Working Group's request to tour shelter facilities as well as the micro cabin site on the Barton-Tiffany lands in order that we may better understand the challenges in operating a shelter system as well as offer suggestions for change.

(ii) **(T. Nolan/McNeil)**

That the motion ***be amended*** by adding a new sub-section (c), as follows:

- (c) That the Disability Justice Network of Ontario be invited to participate in the Housing Working Group's tours of shelter facilities, including those on the Barton-Tiffany lands.***

Amendment CARRIED

(iii) Main Motion, ***As Amended***, to read as follows:

WHEREAS, there is housing crisis and persons with disabilities are disproportionately represented among the unhoused population of the City of Hamilton and that these persons represent a wide variety of different types of disabilities;

WHEREAS, the current shelter system is considered to be low-barrier access, this is not

to be confused with fully accessible. Shelter spaces are accessible to visit, but that does not mean they are accessible to reside there for any amount of time. There is no ability to accommodate on an individual basis nor is there an opportunity to offer isolated space even if it is essential for the individual's safety and those around them;

WHEREAS, the definition of safe accommodation can vary depending on a person's needs and disabilities and we must do what we can to ensure that shelters are able to provide safe spaces above and beyond protection from the elements;

WHEREAS, there is not an available accessibility plan for the Barton-Tiffany micro shelter site and the Accessibility Committee for Persons with Disabilities would like to review the site and make recommendations to make it a more complete and accommodating space for persons with disabilities; and

WHEREAS, the encampment protocol has been discontinued and by-law officers and police will now be forcing relocations of anyone still living rough and in violation of current by-laws, we must find ways of making shelters better so that persons with disabilities will choose to use them over living in tents and encampments.

THEREFORE, BE IT RESOLVED:

- (a) That the Accessibility Committee for Persons with Disabilities approves the Housing Working Group's request to work with the Housing Services Division and the Housing Secretariat in order to understand the shelter system as it currently operates so we may better offer recommendations to improve their accessibility for persons with disabilities; and
- (b) That the Accessibility Committee for Persons with Disabilities approves the Housing Working Group's request to tour shelter facilities as well as the micro cabin site on the Barton-Tiffany lands in order that we may better understand the challenges in operating a shelter system as well as offer suggestions for change.
- (c) ***That the Disability Justice Network of Ontario be invited to participate in the Housing Working Group's tours of shelter facilities, including those on the Barton-Tiffany lands.***

MAIN MOTION, As Amended, CARRIED

J. Kemp assumed the Chair.

10. NOTICE OF MOTIONS

There were no Notice of Motions.

11. GENERAL INFORMATION / OTHER BUSINESS

There were no Items for General Information / Other Business.

12. ADJOURNMENT

There being no further business, the Accessibility Committee for Disabilities was adjourned at 5:08 p.m.

Respectfully submitted,

Carrie McIntosh
Legislative Coordinator
Office of the City Clerk

James Kemp
Chair, Accessibility
Committee for Persons with
Disabilities



City of Hamilton Report for Information

To: Mayor and Members
General Issues Committee

Date: May 21, 2025

Report No: PW25032

Subject/Title: Heat Response Strategy - Feasibility of Shade and Misting Stations in Priority Locations
(Outstanding Business List)

Ward(s) Affected: City Wide

Recommendations

That Report PW25032 respecting the Heat Response Strategy – Feasibility of Shade and Misting Stations in Priority Locations **BE RECEIVED** for information.

Key Facts

- Report PW25032 responds to direction to report back on the feasibility of installing shade structures in areas identified using heat and equity mapping, and the installation of misting stations in priority locations.
- A review of the City-owned properties overlaid with heat mapping shows some opportunities for additional shade and cooling installations.
- Provision of shade and water drinking fountains is a standard consideration for park development/redevelopment and will continue to be prioritized for future projects.
- Appendix “A” of Report PW25032 provides examples of heat mapping overlaid with park locations, spray pads, and water drinking fountains.

Financial Considerations

There are no financial considerations as a result of Report PW25032.

Heat Response Strategy - Feasibility of Shade and Misting Stations in Priority Locations (PW25032) (City Wide)

Page 2 of 4

As information, the anticipated typical costs of heat strategy amenities are listed below:

- 7.3m by 7.3m sun shelter is \$90,000.
- A spray pad in a new location (not replacing an existing) is \$900,000 on average.
- Misting stations can range in costs from \$10,000 to \$50,000, depending on servicing, complexity, and scale.
- A water drinking fountain is \$65,000, including new servicing.

Background

On April 29, 2024, Public Health Committee approved the Heat Response Strategy (BOH24010) Report, which included the following direction:

- (c) That the Director of Environmental Services, Public Works report to the General Issues Committee regarding the feasibility of installing shade structures in areas identified using heat and equity mapping, and the installation of misting stations in priority locations (Action Number 7 and 9).

Analysis

Staff reviewed heat mapping to see areas where response to heat events would be most impactful. It was evident that most of Wards 1-4 experience high average summer temperatures. Areas of the remaining urban area also shows impact from high average summer temperatures. The Niagara Escarpment lands and other natural open space areas show as ribbons of cooler landscape through the City, clearly illustrating the negative impact of the built environment leading to higher urban temperatures.

The City of Hamilton is already well serviced with spray pads, which is a part of the overall City Heat Response Strategy. During heat warnings, spray pads offer relief through extended hours of use. Select spray pads are identified to open earlier in the season in anticipation of hotter spring temperatures. Spray pads offer cooling both through access to the water features, but also through the mist that is generated from the spray jets, essentially acting as misting stations for people adjacent to them. Staff assess that a misting station at a park with a spray pad would be duplication of this benefit, and therefore would recommend that other locations be prioritized for installation of misting stations.

Misting Stations

For parks without spray pads, misting stations can be considered for installation when those parks are up for redevelopment. The installation of a misting station is similar to a water drinking fountain, with water servicing requirements, footings, and accessible path access. Misting stations will be most effective in areas that people can easily access. The first installation of a misting station was at Pier 8 as part of the parkland development. The use, maintenance, and longevity of the misting station has not yet been evaluated to be able to apply lessons learned. In general, misting stations are designed to spray water into the air, and with small water droplets evaporating there is no water accumulation on the ground.

Heat Response Strategy - Feasibility of Shade and Misting Stations in Priority Locations (PW25032) (City Wide)

Page 3 of 4

In most cases, parks are already the places where people go for heat relief, and misting stations may provide more impact to heat relief if considered on other City lands.

Facilities in the high summer temperature areas would be an ideal place to test the effectiveness and use of a misting station. Libraries and recreation centres are gathering places already, and have access to water servicing, hard surfaced spaces, and staff to monitor. Buildings with external water sources may be ideal to trial temporary options during heat events. Staff can consider a trial at a location in a high summer heat area as part of an upcoming redevelopment/development project.

Shade Structures

Many parks already provide shade through shade structures and trees, and park redevelopments already consider provision of shade as a standard design item.

Shade structures are best placed where people congregate in larger areas, with accessible surfacing leading to, and underneath, the structure. Shade structures provide instant shade, where trees take time to establish and grow to a point where shade is provided. Smaller, bench-scale shade structures do not provide effective shade options for most situations because of sun movement and shade casting changes throughout the day. Shade structures also do not provide the ecosystem benefits of trees, and do not help to counteract the overall urban heat island effect, as the structures themselves can absorb and radiate heat. Therefore, shade structures should not be considered as replacement of trees for shade, rather as an additional measure for heat relief for residents.

There is no legislation that applies to misting stations specifically, however, water servicing requires compliance with backflow prevention legislation. Building code applies to shade structures.

If these items are incorporated into existing and planned capital projects, there are no staffing implications for the planning and installation. Ongoing operating impacts will be identified as part of the capital budget approval, including additional staff resources as required.

Alternatives

N/A

Relationship to Council Strategic Priorities

The implementation of shade structures and misting stations will support and improve Strategic Priorities identified by Council in the following areas:

1. Sustainable Economic & Ecological Development
 - 1.1. Accelerate our response to climate change
2. Safe & Thriving Neighbourhoods
 - 2.1. Provide vibrant parks, recreation and public space

Previous Reports Submitted

[Heat Response Strategy \(BOH24101\)](#), Public Health Committee, April 29, 2024

Consultation

Staff from the following City Departments were consulted in the development of this Report:

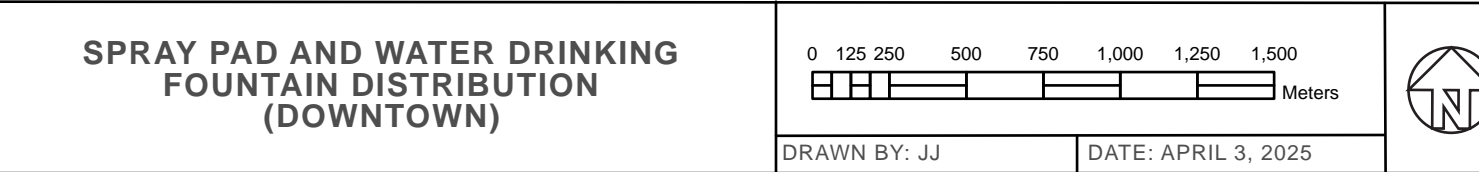
- Lynda Lukasik, Director of Office of Climate Change Initiatives, Planning and Economic Development
- Chris Herstek, Director (Acting) of Corporate Facilities and Energy Management, Public Works
- Kevin MacDonald, Director, Healthy Environments, Public Health, Healthy and Safe Communities

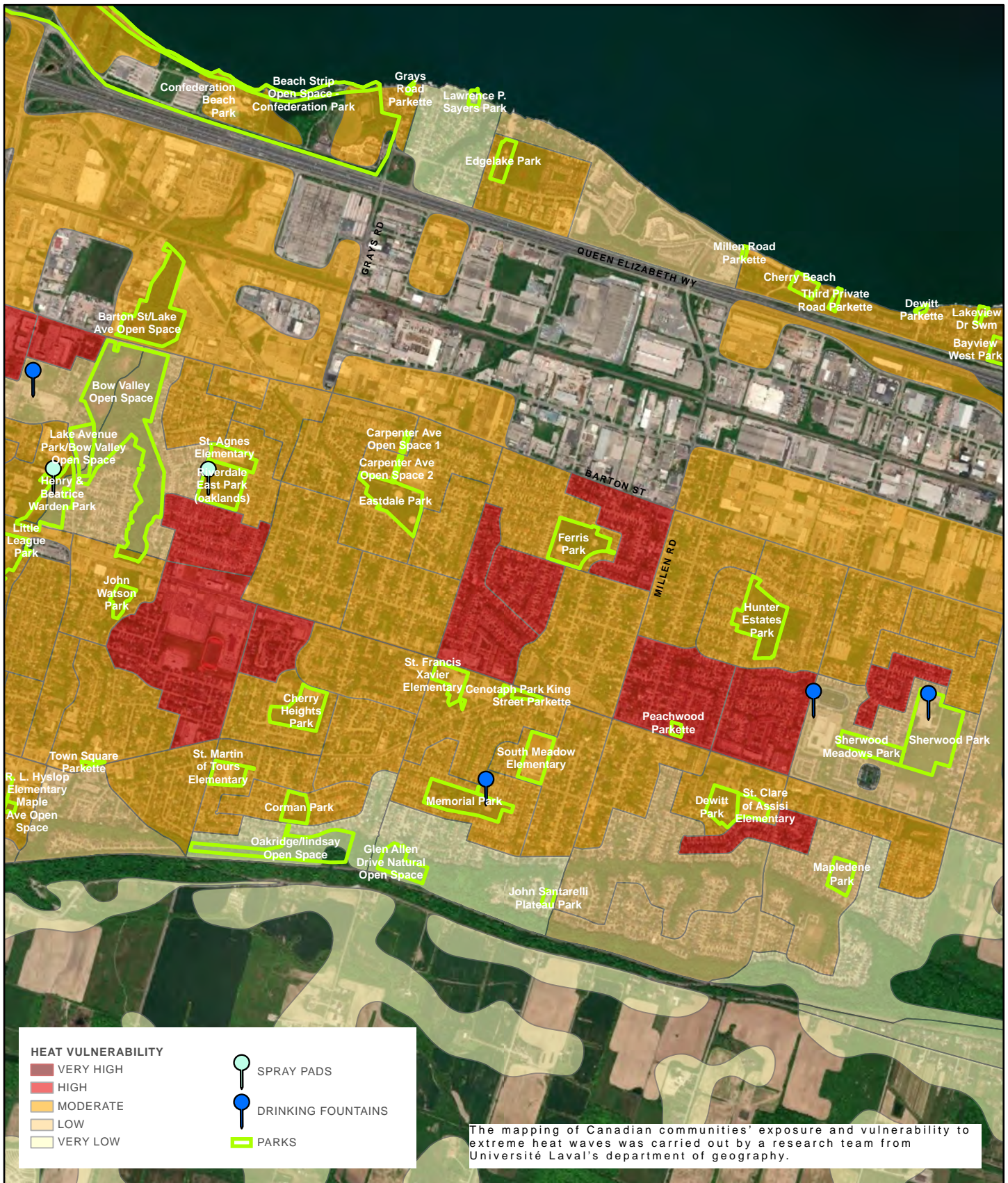
Appendices and Schedules Attached

Appendix A: Heat Mapping Overlaid with Park, Spray Pad, and Water Drinking Fountains for Select Areas in the City of Hamilton

Prepared by: Cynthia Graham, Director
Public Works, Environmental Services

Submitted and recommended by: Cynthia Graham, Director
Public Works, Environmental Services





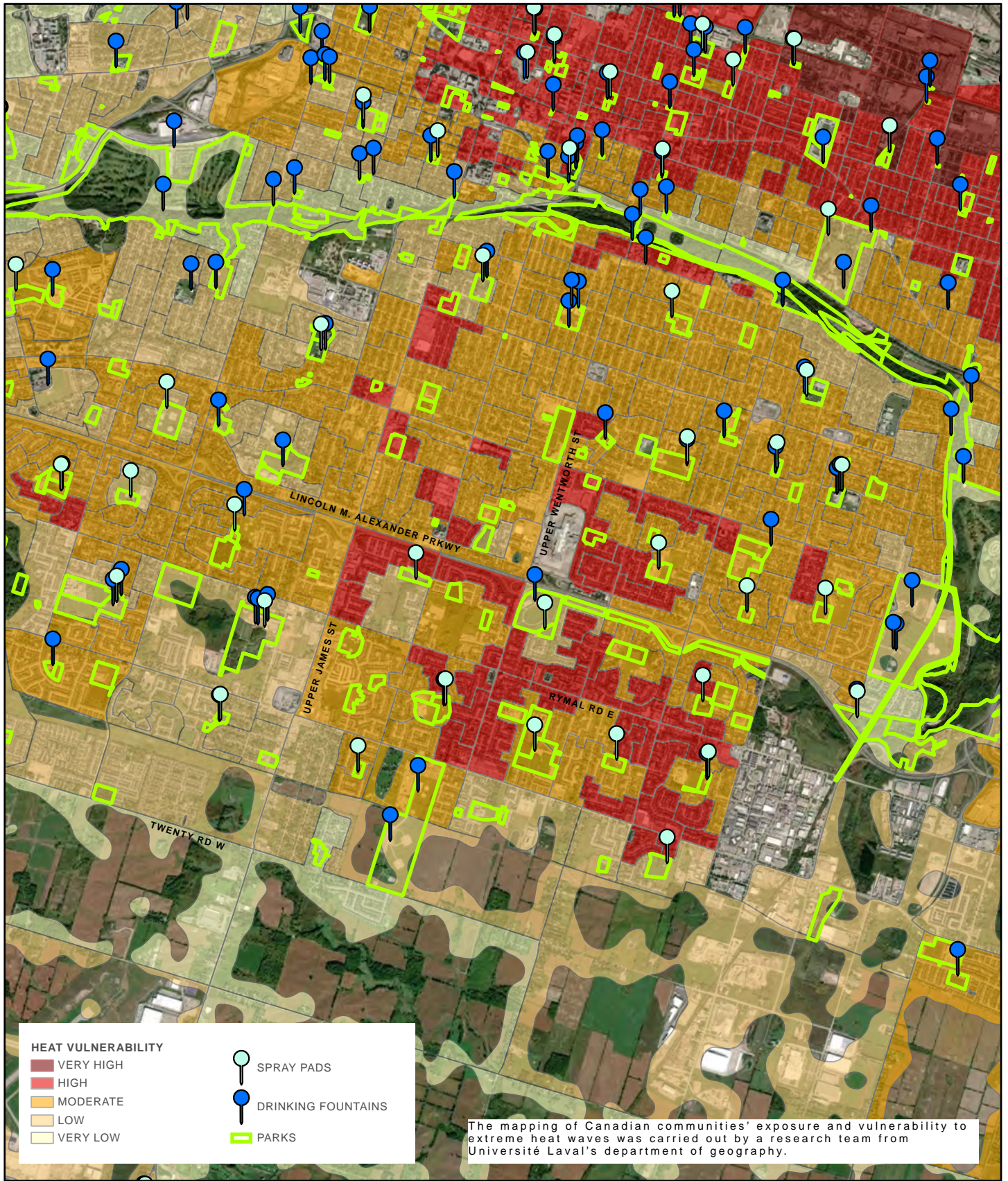
SPRAY PAD AND WATER DRINKING FOUNTAIN DISTRIBUTION (STONEY CREEK)

0 125 250 500 750 1,000 1,250 1,500
 Meters



DRAWN BY: JJ

DATE: APRIL 3, 2025



SPRAY PAD AND WATER DRINKING FOUNTAIN DISTRIBUTION (HAMILTON MOUNTAIN)

0 250 500 1,000 1,500 2,000 2,500 3,000
 Meters

DRAWN BY: JJ

DATE: APRIL 3, 2025



From: Gillian Henry
Sent: Monday, April 14, 2025 9:57 AM
To: Ian Borsuk
Cc: Gaby Kalapos; Ekwa Ekoko, Beatrice <Beatrice.EkwaEkoko@hamilton.ca>

Subject: Re: Participation in the City's Climate Change Advisory Committee

External Email: Use caution with links and attachments

Hello Ian, Gabby, and looping in Beatrice for continuity,

My apologies for the delay in responding to you all. I was out of the country until recently.

Life has indeed gotten in the way. I apologize for not being able to attend the last consecutive meetings. Two of those new life things have been starting a new and demanding role, which has also required me to move out of the city of Hamilton recently. For this reason, and to provide the opportunity for other community members to contribute better to the committee in my stead, I feel it is right for me to resign at this time.

Can you kindly let me know if there are any additional steps I need to take to formalize my stepping down? Once you confirm, I'd like to send a short note to the group and the City team thanking them for the opportunity to contribute to such an important mandate and wishing you all the best in the good work you are doing.

If I can be of assistance at all once I recalibrate a bit in my new life, don't hesitate to reach out.

Thanks and chat soon,
G

Gillian Henry, G.Dip SR&S | SEA | FSA

she/her/hers



City of Hamilton Report for Information

To: Mayor and Members
General Issues Committee

Date: May 21, 2025

Report No: PED25133

Subject/Title: 2024 Annual Report for Economic Development
Division Financial Incentive and Assistance
Programs

Ward(s) Affected: City Wide

Recommendations

That Report PED25133 respecting the 2024 Annual Report for Economic Development Division Financial Incentive and Assistance Programs **BE RECEIVED** for information.

Key Facts

- The Economic Development Division (the “Division”) is responsible for the administration and annual reporting to City Council of activity and successes achieved in the preceding year respecting the City Council approved Community Improvement Plans and associated financial incentive and assistance programs.

Financial Considerations

No new funding or staffing resources are required. All programs are administered and funded from existing resources currently allocated to the Division.

Background

In the context of the various financial incentive programs offered by the City of Hamilton, the Division administers the following Community Improvement Plans:

- The Revitalizing Hamilton’s Commercial Districts Community Improvement Plan (“the Plan”) - intended to provide financial incentive programs that will

2024 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (City Wide)
Page 2 of 11

support the revitalization of strategic urban commercial districts by minimizing financial barriers to, and stimulating new private sector investment in, the development of under-utilized properties and/or improve the appearance, functionality, marketability, usability and/or safety of existing buildings;

- The Plan and its programs are intended to apply to properties located within the strategic commercial districts and corridors consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial Districts, the Mount Hope/Airport Gateway and various other urban Strategic Commercial Corridors as collectively defined through the Plan's Community Improvement Project Area By-law;
- The Environmental Remediation and Site Enhancement Community Improvement Plan - intended to provide financial assistance programs and other strategies that will help overcome the physical and financial barriers associated with the remediation and redevelopment of underutilized, derelict or vacant contaminated properties, also known as brownfields;
 - The Environmental Remediation and Site Enhancement Community Improvement Plan and its programs are intended to apply to contaminated properties located within historically developed areas of the City as collectively defined through the Environmental Remediation and Site Enhancement Community Improvement Project Area By-law; and,
- The Hamilton 'LEED'ing the Way (Leadership in Energy an Environmental Design) Community Improvement Plan – intended to provide an economic catalyst for the construction and or redevelopment of sustainable industrial, commercial, mixed-use and multi-unit residential buildings certified under the Leadership in Energy an Environmental Design rating system by the Canadian Green Building Council;
 - The Hamilton Leadership in Energy an Environmental Design Community Improvement Plan and its program are intended to apply to properties located within the urban area as defined through the Hamilton Leadership in Energy an Environmental Design Community Improvement Project Area By-law.

In addition to the above, the Division also administers financial assistance programs supporting the rehabilitation and adaptive reuse of heritage buildings designated under Part IV or V of the *Ontario Heritage Act* which are authorized under s.39(1) of the *Ontario Heritage Act* and City implementing By-law No. 07-346.

2024 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (City Wide)
Page 3 of 11

These Community Improvement Plans and programs collectively support key City Council and community goals and objectives respecting community development and improvement including:

- Increasing assessment and new property tax generation on underutilized, vacant or derelict properties within existing urban areas and commercial districts/corridors;
- Reducing the need for greenfield or agricultural lands to accommodate future growth by assisting/incentivizing development to occur within the existing urbanized areas;
- Promoting development that will efficiently utilize existing infrastructure and reducing related costs;
- Supporting the achievement of Provincial/City residential unit/jobs density target;
- Enabling new economic development opportunities;
- Retaining, rehabilitating, and supporting the adaptive reuse of significant cultural heritage resources; and,
- Encouraging and supporting environmentally sustainable developments.

Analysis

In 2024, the number of program applications received for all programs administered by the Economic Development Division decreased slightly by 5.3% (98-93) compared to 2023. On a program basis, most of them fluctuated slightly compared to their respective number of applications received in 2023.

In the case of the Commercial District Revitalization Grant Program, there was a decrease in the number of applications compared to the previous year for improvements not related to the removal of graffiti. In its first full year of program eligibility, thirty-nine applications for graffiti removal were received. Staff are encouraged by this uptake in this eligible expense under the Program.

Overall, Staff are encouraged by this final total as it shows a continuing interest in the various programs offered by the Division; this despite the continuing high interest environment that began in 2023 and has resulted in deferred or cancelled planned improvements that might have otherwise taken advantage of the City's programs.

Staff believe that the challenges faced by the City and its commercial districts make the Division's programs as important as ever. During these challenging

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)
Page 4 of 11**

times, City support of small businesses and their respective property owners, through the offering of programs which allow for the improvements to properties and/or their viability to host commercial enterprises, assist in maintaining the attractiveness of these areas to both residents of and visitors to the city.

In total, 93 program applications were received and processed in 2024. Key highlights from these applications include:

- 59 applications for building façade improvements. This includes 39 applications for graffiti removal (two of which were seen by the applicant as hate related; one of which was reported to the police by the applicant);
- Two applications to the Revitalizing Hamilton Tax Increment Grant Program were approved to support the creation of 126 new residential rental units, a new 40-room hotel and approximately 821 square meters of new and renovated commercial floor area;
- Two applications to the Barton Kenilworth Tax Increment Grant Program were approved to support the creation of 44 new residential rental units and approximately 130 square meters of new and renovated commercial floor area;
- Three applications to investigate 0.06 ha. (0.15 ac.) of land for potential soil contamination; and,
- 11 applications for designated heritage building rehabilitation projects.

For further information on the various programs established under the Plan and those which pertain to buildings designated under either Part IV or V of the *Ontario Heritage Act*, please see Appendix A to Report PED25133 - Detailed Application and Financial Statistics (Revitalizing Hamilton's Commercial Districts Community Improvement Plan and Heritage Programs).

For area specific development statistics for downtown Hamilton and the community downtowns of Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and the Mount Hope/Airport Gateway, see Appendix B to Report PED25133 - Downtown Hamilton Development Activity and Appendix C to Report PED25133 - Community Downtown Development Activity, respectively.

For mapping showing applications under the Downtown & Barton / Kenilworth Housing Opportunities Program and the Revitalizing Hamilton Tax Increment Grant Program, please see Appendix D to Report PED25133 and Appendix E to Report PED25133, respectively.

For further information on the Environmental Remediation and Site Enhancement

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)
Page 5 of 11**

Community Improvement Plan and Leadership in Energy and Environmental Design Programs, please see Appendix F to Report PED25133 – Detailed Application and Financial Statistics (Environmental Remediation and Site Enhancement Community Improvement Plan and Leadership in Energy and Environmental Design Programs).

Updates to the Commercial District Revitalization Grant Program Respecting Graffiti and Vandalism Supports for Commercial Properties and Businesses:

In September 2023, Council approved changes to the Commercial District Revitalization Grant Program (Report PED23140).

The result was a series of temporary and permanent program amendments which would provide additional support for grants and a revised and expedited application and staff review processes for program applications solely respecting building improvements arising from vandalism or graffiti removal on private commercial properties. The adopted amendments which pertain to instances of vandalism were as follows:

- Allowing for a single contractor quote for building improvements instead of the typical requirement for two quotes;
- The elimination of the Program application fee;
- Providing discretion to the Manager of Commercial Districts and Small Business, Economic Development Division to waive requirements for applicants to submit claims through insurance or submit a copy of a police report in extenuating circumstances; and,
- Increasing the portion of eligible costs which may be considered under the Program from 50% to 100%.

The adopted amendments which pertain to instances of graffiti were as follows:

- A maximum of one grant equalling \$200.00 would be permitted per instance of graffiti removal occurring on any façade of a commercial or mixed-use commercial building to a total maximum of \$1,000.00 (five instances of graffiti) per eligible property in a calendar year;
- Applications may be submitted by the property owner or commercial tenant with graffiti removal undertaken by a contractor or by the property/business owner themselves;

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)
Page 6 of 11**

- A grant provided solely with respect to graffiti removal shall not be counted towards the maximum available grant amount otherwise available to the subject property to support building improvements under the Program; and,
- Applications solely in respect to graffiti removal shall not be subject to an application fee.

The above amendments were approved by Council on a temporary basis for a period of 18-months through to March 31, 2025. On December 11, 2024, Council adopted the recommendations found in Report PED24163 which resulted in these amendments becoming a permanent part of the Program.

Economic Benefits and Development Activity Supported through Tax Increment-Based Grant Programs to End of 2024:

Tax increment grants are a popular tool among municipalities in Canada and the United States as they are self-funded directly from the uplift in municipal taxes generated as a result of a property being redeveloped. As a result, tax increment grant programs do not require an upfront budgeting/funding as grants are only payable once a development is complete and cease after a pre-determined number of annual payments in accordance with the applicable programs terms.

To the City, tax increment grant programs represent a delay in the realization of new tax revenue from a development; revenue that may not have otherwise materialized if not for the tax grant being provided as a means of incentivizing the development to occur or to provide financial assistance to help overcome financial impediments that would have otherwise prevented the development from occurring in the first place. After tax grant payments cease, the City realizes the full increase in new taxes generated by the development for the remainder of the development's life. This increased revenue becomes part of the City's general tax revenue and supports tax-supported City services on a go-forward basis. The City currently operates four tax increment-based grant programs: the Revitalizing Hamilton Tax Increment Grant Program, the Barton/Kenilworth Tax Increment Grant Program, the Environmental Remediation and Site Enhancement Redevelopment Grant Program and the Leadership in Energy and Environmental Design Grant Program.

Below are key highlights of economic and development successes achieved since each program's inception until the end of 2024:

- For the Revitalizing Hamilton Tax Increment Grant Program and Barton Kenilworth Tax Increment Grant Programs which incentivize and promote/direct new development to key commercial districts and corridors to support revitalization through increased resident populations to support

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)
Page 7 of 11**

existing and new commercial businesses and mitigate impacts from the reduced office employees working in the core as well as to generate new municipal property tax revenue through increased property assessments:

- For every dollar rebated under these programs, approximately \$22 in private sector investment has been leveraged; and,
 - Over 4,200 new residential units (of which over 2,000 are rental) and approximately 244,880 sq. ft. (22,750 sq. m.) of new commercial floor area will have been created through intensification and infill of commercial areas.
- For the Environmental Remediation and Site Enhancement Redevelopment Grant Program which provides financial assistance to overcome costs required to remediate environmental contamination on brownfield sites which would otherwise impede the reuse/redevelopment of under-utilized or vacant properties in the urban area and leave historical environmental issues unaddressed in the community:
 - For every dollar rebated under the Environmental Remediation and Site Enhancement Redevelopment Grant Program, over \$18 in private sector investment has been leveraged;
 - 206.9 acres (83.7 hectares) of land will have been cleaned of environmental contamination;
 - Built and under construction projects will result in the creation of over 3,500 new residential units and over 1,900,000 sq. ft (177,000 sq. m.) of Industrial/ Commercial/Institutional floor area on brownfield sites; and,
 - Since 2001, built and under construction projects will result in over \$1,076,000,000 in new property assessment and generate over \$11,800,000/annually in new municipal property tax revenue.
 - For the Leadership in Energy and Environmental Design Grant Program which provides financial assistance to mitigate increased construction costs required to achieve the Leadership in Energy and Environmental Design certification in more environmentally sustainable developments:
 - Over 530,000 sq. ft. of new industrial floor area certified for environmental sustainability has been built.

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)
Page 8 of 11**

Current and On-Going Direction for City Tax Increment Grant Programs

Ensuring Programs Respond to Evolving Market Conditions:

Tax increment grant programs utilized by the City are primarily focused either on incentivizing/directing development to strategic geographic areas of the City (Revitalizing Hamilton Tax Increment Grant Program and Barton Kenilworth Tax Increment Grant Programs) or to provide financial assistance to overcome systemic impediments/costs to development (Leadership in Energy and Environmental Design/ Environmental Remediation and Site Enhancement Redevelopment Grant Programs).

While the need for programs that address systemic financial impediments to development largely remain static in terms of need over time, those programs which are primarily intended to incentivize development within geographic areas (Revitalizing Hamilton Tax Increment Grant Program/Barton Kenilworth Tax Increment Grant Program) have a greater potential to be scaled up/down in response to evolving market conditions in those areas of focus.

With each comprehensive review, staff continually seek opportunities to modify the duration/value/availability of geographically focused incentives where deemed appropriate in response to evolving market conditions. Specifically, in response to increased development activity in strategic commercial districts which are the focus of the Revitalizing Hamilton Tax Increment Grant Program, this Program has been periodically reduced from its original nine annual grant payments to five annual grant payments with the most recent reduction being in 2021 both in terms of grant duration and value with grant payments reducing from five years to four years and the value of each years' grant payment dropping at an increased rate of 25% versus the original 20%. This is in contrast to the Barton Kenilworth Tax Increment Grant Program which has remained static in grant duration and value since the Program's inception in 2014, as a result of continually depressed market demand along the Barton Street and Kenilworth Avenue North commercial corridors.

2021 Council Direction Respecting Future Program Availability in Downtown Hamilton:

As part of staff's comprehensive review of the Plan, Council approved the following direction at the June 23, 2021, Council meeting in relation to a Motion respecting a Hamilton Light Rail Transit (LRT) Project Memorandum of Understanding:

“(d) That the Hamilton Tax Increment Grant Program [now Revitalizing Hamilton TIG Program] be eliminated in downtown Hamilton through the next incentive program review, which is estimated to result in additional estimated savings of \$0.917 million [\$917,000] annually for the City.”

2024 Annual Report for Economic Development Division Financial Incentive and Assistance Programs (City Wide)
Page 9 of 11

In response, staff amended the Plan and the associated implementing draft by-law to include the following statement:

“In accordance with Council direction at its June 23, 2021 meeting, as part of the next scheduled review of the RHCD CIP, anticipated to commence in 2025, staff will present for a future Council’s consideration a recommendation that the [Revitalizing Hamilton Tax Increment Grant Program and Downtown and Barton/Kenilworth Housing Opportunities Program] cease to be made available within the Downtown Hamilton CIPA taking into consideration progress/timing of the Hamilton Light Rail Transit (LRT) Project.”

Detailed recommendations respecting the availability of the above referenced programs will be brought forward for Council consideration at the next comprehensive review of the Plan and programs tentatively scheduled to begin in late 2025.

Aligning Financial Incentive and Assistance Programs to Community and Council Priorities:

Staff have sought to update the direction of City financial incentive and assistance programs in recent years to, where possible, leverage such programs to further encourage and support developments that address additional community and City Council priorities, such as affordable housing and climate change, while reducing the availability or value of incentives for developments that do not address additional priorities. To-date these efforts have included the following:

- In 2021 staff completed the comprehensive review of the Revitalizing Hamilton’s Commercial Districts Community Improvement Plan intended to support revitalization and investment in strategic commercial districts, such as downtown Hamilton. Changes recommended by staff were approved by City Council via Report PED21035(a) and came into effect in October 2021. Key program changes introduced included:
 - Updates to the Revitalizing Hamilton Tax Increment Grant Program to provide increased grants for redevelopment projects achieving specific environmental certifications, district energy readiness or which incorporate affordable housing; and,
 - Enhancements to the Commercial District Revitalization Grant Program to expand building improvement eligible under the Program to include those which support environmental sustainability including solar panels/micro-turbine installation; exterior green walls; depaving of hard, impervious surfaces on private property and the installation of electric vehicle charging stations for customers/employees on private property.

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)**
Page 10 of 11

- In 2023 staff completed a comprehensive review of the Environmental Remediation and Site Enhancement Community Improvement Plan intended to identify program changes which would continue to support the remediation and redevelopment of brownfields in the City while also ensuring programs are responsive to emerging market conditions and supportive of additional community and City Council priorities. Changes recommended by staff were approved by City Council via Report PED23076(a) and came into effect in July 2023. Key program changes introduced included:
 - The creation of an Environmental Remediation and Site Enhancement Affordable Housing Grant Program to provide grants of up to \$200,000 to off-set remediation costs on sites being developed for not-for-profit housing;
 - Increasing the maximum grant amount provided for environmental studies on sites being investigated for potential not-for-profit housing developments;
 - Incentivizing remediation practices and methods which reduce or eliminate the need for disposal of contaminated soil at landfills; and,
 - Providing increased remediation grants for brownfield projects that achieve additional community/City Council priorities respecting housing affordability and/or environmental sustainability and climate change goals.

Staff continue to seek opportunities to further align and enhance additional programs. In 2024, staff began a comprehensive review of the Leadership in Energy and Environmental Design Community Improvement Plan and associated the Leadership in Energy and Environmental Design Grant Program. This tax increment grant-based program currently provides financial incentives to support the certification of developments in the City's urban area under the Leadership in Energy and Environmental Design green building rating system. Staff's review will assess the performance of the existing program and identify potential opportunities for program changes to further support and incentivize 'green' development and redevelopment in support of community and City Council priorities respecting environmental sustainability and climate change.

Staff are bringing recommendations forward for City Council consideration in the third quarter of 2025 to replace the Leadership in Energy and Environmental Design Community Improvement Plan with a new community improvement plan that, among other things, expands eligibility of sustainable building beyond Leadership in Energy and Environmental Design certifications.

**2024 Annual Report for Economic Development Division Financial Incentive and
Assistance Programs (City Wide)**
Page 11 of 11

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
 - 1.1. Reduce the burden on residential taxpayers
2. Safe & Thriving Neighbourhoods
 - 2.2 Make sure people can safely and efficiently move around by foot, bike, transit or car

Appendices and Schedules Attached

- Appendix A - Detailed Application and Financial Statistics (Revitalizing Hamilton's Commercial Districts Community Improvement Plan and Heritage Programs)
- Appendix B - 2024 Downtown Hamilton Commercial District Community Improvement Project Area Development Activity
- Appendix C - Community Downtown Development Activity
- Appendix D - Downtown & Barton/Kenilworth Housing Opportunities Program Developments Map
- Appendix E - Revitalizing Hamilton Tax Increment Grant Program Map
- Appendix F - Detailed Application and Financial Statistics (Environmental and Site Enhancement and Leadership in Energy and Environmental Design Programs)

Prepared by: Carlo Gorni, Coordinator-Urban Renewal Incentives,
Planning and Economic Development Department, Economic
Development Division, Commercial Districts and Small
Business Section

Johnpaul Loiacono, Senior Project Manager, Planning and
Economic Development Department, Economic Development
Division, Commercial Districts and Small Business Section

**Submitted and
recommended by:** Norm Schleeahn, Director, Planning and Economic
Development Department, Economic Development Division

**DETAILED APPLICATION AND FINANCIAL STATISTICS (REVITALIZING
HAMILTON COMMERCIAL DISTRICT COMMUNITY IMPROVEMENT PLAN AND
HERITAGE PROGRAMS)**

Financial Incentive Programs Administered by Commercial District and Small Business Section

The Commercial Districts and Small Business Section administers various financial incentives. The chart below identifies the number of applications received from 2013-2024:

Financial Incentive Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial District Revitalization Grant (Graffiti Grant)	116	59	75	74	86	48	44	36	30	35 (7)	20 (39)
Commercial District Housing Opportunities Program (pre-application)	22	18	21	17	21	23	5	5	4	5	2
Commercial District Housing Opportunities Program (final application)	6	3	5	5	7	3	5	1	2	1	0
Downtown & Barton/ Kenilworth Housing Opportunities Program	1	3	0	2	1	1	0	1	2	1	2
Revitalizing Hamilton Tax Increment Grant Program	10	9	4	4	10	11	4	5	5	4	5
Barton/ Kenilworth Tax Increment Grant Program			3	4	4	6	2	1	3	1	0

[illegible]

Appendix A to PED25133**Page 3 of 27**

Financial Incentive Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Commercial Vacancy Assistance Program (came into effect October 22, 2021)									2	4	0
TOTALS	217	132	149	178	188	149	120	80	81	100	93

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

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

Where established in a Program Description, policies established by Council which address tenant displacement were followed. In 2024, there were 2 (two) applications to a program where tenants were residing at that location. No tenant displacement was identified as resulting from the proposed work prior to the applications being approved.

Commercial District Revitalization Grant

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Project Area Plan and Bylaws in 2021, the Business Improvement Area Commercial Property Improvement Grant Program and the Commercial Property Improvement Program were merged into a single program called the Commercial District Revitalization Grant Program. No changes were made to the dollar value of the maximum grant for properties that are within a Business Improvement Area or the maximum grant for eligible properties that are not within a Business Improvement Area. With the approval of Report PED21035(a), the program was amended to further support environmental sustainability by adding de-paving of hard surfaces, tree plantings, rain gardens, green walls, installation of exterior electric charging stations, solar panels, etc. to the list of eligible expenses. To support a post-COVID-19 Economic Recovery, amendments were also made to increase the flexibility regarding the eligibility of new permanent outdoor patios and decks.

With the approval of Report PED24163, the amendments which had allowed for the removal of graffiti to be an eligible expense under the Program were made permanent.

The “Total Commercial District Revitalization Grant Program” in the chart below is the summation of the data pertaining to the projects that were associated with the former (Business Improvement Area Commercial Property Improvement Grant Program and the projects associated with the former (Commercial Property Improvement Grant Program.

The Commercial District Revitalization Grant Program is intended to provide grants that will support long-lasting and predominantly exterior physical improvements to the appearance, accessibility and environmental sustainability of commercial or mixed-use commercial properties located within strategic commercial districts, including Business Improvement Areas, whose visibility and long-term success contributes to Hamilton’s image for both residents and visitors. Activities supported by this program include:

- Exterior building façade improvements;
- Exterior/interior improvements that achieve Accessibility for Ontarians with Disabilities Act standards;
- Exterior building/property improvements which improve appearance or functionality including those that enhance environmental sustainability of the building/property; and
- Limited interior mechanical/ventilation improvements for restaurant uses.

This Program is not intended to provide support for temporary or non-permanently affixed improvements.

Commercial District Revitalization Grant Program 2002 - December 31, 2024				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2024	5	\$127,495.13	\$56,156.44	44%
2024 (Graffiti)	17	N/A	\$5,400.00	N/A
2002-2024	714	\$20,001,354.86	\$7,320,709.31	37%
Within Business Improvement Areas				
2024	3	\$69,182.25	\$36,476.14	53%
2024 (Graffiti)	16	N/A	\$5,000.00	N/A
2002-2024	575	\$16,389,249.49	\$6,070,889.63	37%
Within eligible Community Improvement Project Areas Outside of Business Improvement Areas				
2024	2	\$44,360.60	\$19,680.30	44%
2024 (Graffiti)	1	N/A	\$400.00	N/A
2002-2023	139	\$3,598,153.09	\$1,249,819.68	35%



311 Wilson Street East, Ancaster (Source: CDSB Staff)



870 King Street West, Hamilton (Source: King Street Dental)



3021

Regional Road 56, Binbrook (Source: 1000700882 Ontario Inc. (Applicant))

Commercial District Housing Opportunities Program

The Commercial District Housing Opportunities Program (the Program) is intended to provide financial assistance in the form of a low-interest Loan and Grant to promote the improvement or development of dwelling units that will create new/improved housing opportunities and support robust local commercial district populations that add vibrancy and support demand for local commercial businesses/services. Activities supported by this program include:

- Converting existing non-residential spaces into dwelling units where permitted in accordance with the applicable City zoning by-law;
- Undertaking renovations to existing dwelling units;
- Creation of new dwelling units, including accessory Dwelling Units, via building additions or new detached accessory buildings, including laneway housing; and/or,
- Creation of new dwelling units through development of vacant land, surface parking lots or redevelopment of existing building.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Strategic Commercial Corridor Community Improvement Project Areas and those properties within the municipal boundary designated under Part IV or Part V of the *Ontario Heritage Act* as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The loan is calculated on the basis of \$20 K per dwelling unit, to a maximum of \$600 K per property. The grant provides up to a \$5 K grant per property for professional fees and some City of Hamilton fees paid.

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Project Area in 2021, the eligibility for loans was expanded to include the creation of new residential accessory units outside the principal building such as laneway housing (where permitted).

Commercial District Housing Opportunity Program Inception 2007 - December 31, 2024				
Time Period	Number of Projects Approved	Loan Amount Advanced	Loans Repaid	Grant Paid Out
2024	1	\$0	\$7,200	\$0
2007-2024	13	\$1,058,250	\$1,011,450	\$47,931

GORE Building Improvement Grant Program

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

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

Gore Building Improvement Grant Program 2012 - December 31, 2024				
Time Period	Number of Projects Paid	Construction Value	Grant Paid	Grant as a percentage of Construction
2024	0	0	0	0
2012-2024	19	\$2,438,229	\$804,511	33%

With the collapse and subsequent demolition of these buildings in November 2024, the program ceases to be available to these properties and can be reallocated. At its meeting on March 26, 2025, Council approved the recommendations found in Report PED24163(a) which would see this funding put towards the implementation of the proposed Pilot Downtown Hamilton Office Conversion Grant Program.

Hamilton Heritage Conservation Grant Program

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

Hamilton Heritage Conservation Grant Program					
Since Inception 2014 – December 31, 2024					
Time Period	Number of Projects Approved	Value of Total Approved Grants	Grants Paid	Construction Value of Projects	Grant as a Percentage of Construction Cost
2024	7	\$33,842.00	\$10,000.00	\$147,642.76	23%
2014-2024	71	\$314,100.00	\$240,881.00	\$1,231,228.76	26%



21 Stone Church Road West, Hamilton (Source: Google Street View)



256 MacNab Street North, Hamilton (Source: S. DePauw (Applicant))

Hamilton Heritage Property Grant Program

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

Hamilton Heritage Property Grant Program		
Since Inception 2008 – December 31, 2024		
	2024	2008-2024
Number of Grant Commitments	3	70
Total Grant Commitments	\$117,002.03	\$3,260,696.34
Grants Advanced	\$40,256.57	\$2,723,261.90
Grants Approved to be Advanced	\$117,002.03	\$703,138.38
Conservation Value of Projects	\$373,589.30	\$17,014,227.68
Grants as a Percentage of Construction	31%	19%



3 Main Street, Dundas (Source: Big Coffee Inc. (Applicant))

Start-Up & Office Tenant Attraction Program

The Start-up and Office Tenant Attraction Program (the Program) is intended to provide low-interest Loans or Forgivable Loans that will facilitate the undertaking of eligible leasehold improvements to office space by property owners or authorized tenants in order to support the creation of new office space and improve the marketability and attractiveness of existing office space. This Program will serve as a tool to reduce office vacancy rates in Downtown Hamilton and other eligible commercial areas and serve as a means of attracting new and expanding office uses and businesses to Hamilton.

Appendix A to PED25133**Page 12 of 27**

In addition to supporting general office tenancy, this Program will also serve as a means of attracting both start-up/business incubators and individual start-up businesses who are emerging from regional, national and international start-up/business incubators seeking to establish their first permanent office location.

This Program will apply within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Barton Street and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

Start-Up and Office Tenant Attraction Program	
2024	
Applications received in 2024	0
Applications approved in 2024	0
Loan repayments in 2024	\$82,252

Start-Up and Office Tenant Attraction Program	
Since Inception 2010–December 31, 2024	
Number of Loans Advanced	10
Total Value of Loans Advanced	\$1,489,982
Square Feet of New/Expanded Office Space	99,329
Loan Amount Paid Back or Forgiven	\$1,408,161
Loan Amount Forgiven	\$488,505
Loans to be Advanced	\$0
Construction Value of Approved Projects	\$7,778,244

Hamilton Community Heritage Loan Fund

The Hamilton Community Heritage Loan Fund offers a zero percent interest loan to a maximum of \$50 K for work that conserves or restores the heritage attributes of a property designated under Part IV or Part V of the *Ontario Heritage Act* within the City of Hamilton.

Hamilton Community Heritage Fund Loan Program	
2024	
Applications Received in 2024	0
Applications Approved in 2024	\$0
Additional Loan Commitment in 2024	\$0
Loan Repayments in 2024	\$12,438
Interest Paid in 2024	\$4,602

Hamilton Community Heritage Fund Loan Program	
Since Inception 2009 – December 31, 2024	
Number of Loans Advanced	18
Total Loans Advanced	\$594,075
Loans Paid Back	\$527,308
Loans Outstanding	\$66,767
Loans to be Advanced	\$0
Interest Paid	\$65,504

Barton/Kenilworth Revitalization Grant Program

The Barton / Kenilworth Revitalization Grant Program is intended to support the development of properties as well as the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed-use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study.

This Program is not intended to provide support for temporary or non-permanently affixed improvements.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street and Kenilworth Avenue North Strategic

Commercial Corridor Community Improvement Project Area and properties within the Downtown Hamilton Commercial District Community Improvement Project Area which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The Program offers a matching grant to a maximum of \$50 K per deeded property towards the redevelopment of property.

Barton/Kenilworth Revitalization Grant Program June 2016 – December 31, 2024		
	2024	2016-2024
Number of Grant Commitments (Approved to be Advanced) and Grants Paid	1	34
Total Actual Payments and Grant Commitments	\$52,822.18	\$1,260,381.88
Grants Paid	\$2,822.18	\$1,064,964.35
Grants Approved to be Advanced	\$50,000.00	\$195,417.53
Construction Value of Projects Committed and Paid Out	\$123,154.52	\$3,156,040.43
Grants as a Percentage of Construction for Projects Committed and Paid Out	43%	40%



627 Barton Street East, Hamilton (Source: CDSB Staff)

Barton/Kenilworth Tax Increment Grant Program

The Barton/Kenilworth Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners located along the Barton Street East and Kenilworth Avenue North commercial corridors to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage 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.

As a tax increment-based program, Grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement or development undertaken on a property.

Grants are provided over a maximum term of nine annual payments and subject to City Council approval. The grant is at 100% of the Municipal realty tax increase during the first five years, 80% in year six, 60% in year seven, 40% in year eight and 20% in year nine.

Barton/Kenilworth Tax Increment Grant Program Inception 2016 - December 31, 2024		
	2024	2016-2024
Number of Approved Grants	1	7
Total Estimated Value of Approved Grants	\$79,156.00	\$1,276,188.00
Total Construction Value of Approved Grants	\$1,840,900.00	\$13,310,900.00
Total Approved Grants as a Percentage of Total Construction Value	4%	10%



588 Barton Street East (Source: CDSB Staff)

Barton/Kenilworth Planning and Building Fees Rebate Program

The Barton/Kenilworth Planning and Building Fees Rebate Program is intended to provide grants that will serve as a rebate of specific Planning and Building application fees for approved development-related applications which will support the redevelopment of under-utilized properties as well as further facilitate the undertaking of works that will improve the maintenance, functionality, viability, accessibility and aesthetics of existing commercial, mixed use commercial, multi-residential or institutional use buildings within the Barton Street East and Kenilworth Avenue North commercial corridors which were the subject of the Barton and Kenilworth Commercial Corridors Study.

This Program will apply within the Barton Village Commercial District Community Improvement Project Area, the Barton Street East and Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas and properties within the Downtown Hamilton Commercial District Community Improvement Project Areas which front on Barton Street East between James Street North and Victoria Avenue North as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

Barton/Kenilworth Planning and Building Fees Rebate Program 2016 - December 31, 2024				
Time Period	Number of Projects Paid	Cost of the Fees Incurred	Grant Paid	Grant as a percentage of Fees Paid
2024	0	\$0.00	\$0.00	N/A
2016-2024	7	\$26,151.00	\$26,151.00	100%

Commercial Vacancy Assistance Program

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Plan and By-laws in 2021, this program was created to help mitigate the potential for street-facing commercial vacancies arising from the pandemic. It came into effect on October 22, 2021.

This Program provides a grant to new permanent or 'pop-up' commercial tenants of a presently vacant at, or below grade, commercial space so as to make permanent interior improvements for the purposes of improving the attractiveness and usability of the space for the intended commercial use.

To be eligible, the intended commercial use must be accessible to the public/customers and may include, but not be limited to, retail uses, artists studios/galleries containing a

retail component, personal services businesses, microbreweries, commercial entertainment uses, commercial recreation uses and/or dine-in or take-out restaurants.

This Program applies to commercial uses within the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale Commercial District Community Improvement Project Areas, the Mount Hope/Airport Gateway Community Improvement Project Area and the Strategic Commercial Corridor Community Improvement Project Areas as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

This program provides grants of \$5 K for leases between three to six months and \$10 K for leases of six months or longer.

Commercial Vacancy Assistance Grant Program September 2021 – December 31, 2024		
	2024	2021-2024
Number of Grants Approved (Approved to be Advanced)	1	4
Value of Grants Approved	\$10,000.00	\$40,000.00
Grant Paid	\$20,000.00	\$20,000.00
Grants Approved to be Advanced and Not Paid	\$10,000.00	\$10,000.00
Construction Value of Projects Approved	\$26,860.67	\$224,305.57
Approved Grants as a Percentage of Construction for Projects Approved	37.23%	17.83%



260 Kenilworth Avenue North (Source: Diana's Pizza & Grill & Salad Inc.)

Downtown & Barton/Kenilworth Housing Opportunities Program

The Downtown and Barton/Kenilworth Housing Opportunities Program (the 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. Activities supported by this program include:

- The creation of at least 10 new dwelling units through the development of a multiple dwelling on vacant land, surface parking areas or the redevelopment of existing buildings;
- A building addition containing at least 10 new dwelling units; and/or,
- The conversion of existing non-residential space into housing consisting of at least 10 new dwelling units.

This Program will apply within the Barton Village and Downtown Hamilton Commercial District Community Improvement Project Areas, the Barton Street East Strategic Commercial Corridor Community Improvement Project Area (east of the Barton Village Commercial District Community Improvement Project Area) and the Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Area as collectively defined through the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area By-law.

The City has loaned, as at December 31, 2024, approximately \$44 M under the Program supporting the creation/renovation of 1,505 dwelling units at an interest cost to the City of approximately \$4.4 M (\$2,900/dwelling unit). The public cost of the Program has levered approximately \$263 M of private construction value at a percentage of 2%. As of December 31, 2024, there were 20 loans that had been repaid in full and one loan had been written-off.

Appendix "D" to Report PED24082 identifies the location of the 22 projects within the Downtown Hamilton Commercial District Community Improvement Project Area that have received funding (or has funding approved) under the Program.

Downtown & Barton/Kenilworth Housing Opportunities Program	
2024	
Applications Approved in 2024	1
Additional Loan Commitment in 2024	\$357,000.00
Payments in 2024	0
Interest Paid in 2024	0

Downtown & Barton/Kenilworth Housing Opportunities Program	
Inception to 2024	
Units Built/Under Construction	1,505
Number of Projects	22
Construction Value	\$263,131,648
Loans Advanced	\$43,996,189
Loans Paid Back	\$42,894,982
Written-off (One Loan)	\$1,101,207
Loans Outstanding	\$0
Interest Paid	\$4,365,156
Percentage of Interest Paid to Construction Value	2%
Cost (Interest Plus Default)	\$5,466,363
Percentage of Cost to Construction Value	2%

As of December 31, 2024, no loans were outstanding.



252 Catharine Street North/98 Barton Street East (Source: CDSB Staff)

Revitalizing Hamilton Tax Increment Grant Program

The Revitalizing Hamilton Tax Increment Grant Program (the Program) is intended to provide a Grant to incentivize property owners within strategic commercial districts to develop, redevelop or otherwise improve properties and/or buildings (including designated heritage buildings) in a manner that will support the broader revitalization of

the commercial district as well as generate new municipal property tax revenue through increased property assessments.

As a tax increment-based program, grants are provided relative to the actual increase in municipal property taxes that are generated as a result of an improvement/development undertaken on a property. Grants are provided over a maximum term of four annual payments and subject to City Council approval.

Grants under the Program may be provided through one of two streams depending on how the project addresses specific City priorities. Projects will be identified as either a Revitalization Project or an Enhanced Revitalization Project. Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes while Enhanced Revitalization Projects are defined as the undertaking of improvements/developments that will generate an increase in municipal taxes and which meet one or more of the following requirements in support of City objectives:

- The improvement/development will receive certification for the achievement of environmental sustainability standards from an eligible organization/program and/or will be connected to (or be designed to allow for future connection to) a district energy system. Eligible environmental sustainability certifications as well as building standards required to be provided for future district energy connections shall be in accordance with Section B, paragraph seven and eight; and/or,
- The improvement/development has been approved for financial assistance under a Canada Mortgage and Housing Corporation (CMHC), federal, provincial or City program for the purposes of creating residential rental housing that address housing affordability within the city.

The maximum Grant amount prescribed for Revitalization Projects and Enhanced Revitalization Projects are identified in the following table:

Year of Grant	Maximum annual Grant amount as a percentage of actual municipal tax increment generated from an improvement or development	
	Revitalization Projects	Enhanced Revitalization Projects
1	100%	100%
2	75%	100%
3	50%	100%
4	25%	100%

Appendix A to PED25133
Page 21 of 27

2024 Year End Status of Reassessed Projects

Grants Due in 2024 (to 26 Projects)	\$7,005,640
Grants Issued 2004-2024 (to 57 Projects)	\$10,328,419
Estimated Total Grants (for all 57 prior and future payments)	\$19,870,854
Construction Value	\$461,991,195
Ratio of Total Grants to Construction Value	1:23

The Map, attached as Appendix “E” to Report PED25133, identifies the location of 47 properties within the Downtown Hamilton Community Improvement Project Area that have received or are currently eligible to receive grants under the Revitalizing Hamilton Tax Increment Grant Program. Note that the map does not include eight projects; one located in Ancaster, one in Westdale Village, three in Stoney Creek, and three in Waterdown that have received or are eligible to receive grants.



18 Augusta Street, Hamilton (Source: CDSB Staff)



165 James Street South/26 Augusta Street, Hamilton (Source: CDSB Staff)

Increase in Municipal Taxes

The following chart lists projects in the Downtown Hamilton Commercial District Community Improvement Project Area and in the Ancaster, Mount Hope/Airport Gateway, Westdale Village, Stoney Creek, Waterdown, and Barton/Kenilworth Avenue North Strategic Commercial Corridor Community Improvement Project Areas that have been approved for loans/grants under the Downtown & Barton / Kenilworth Housing Opportunities Program and/or the Revitalizing Hamilton Tax Increment Grant Program and/or the Barton/Kenilworth Tax Increment Grant Program and compares their pre-development municipal taxes to their post-development municipal taxes. The increase in total municipal taxes (inclusive of growth, reassessment and budget) equates to approximately \$15.1 M. This increase will be realized annually. Note that the figures with an asterisk (*) are estimates of the increase in Municipal taxes as the projects have been completed but not reassessed by the Municipal Property Assessment Corporation (MPAC), are under construction, or construction has not commenced to date.

With the approval of Report PED21035(a) following the Five-Year Review of the Community Improvement Plan and By-laws in 2021, amendments were made to the Revitalizing Hamilton Tax Increment Grant Program to better incentivize developers to incorporate housing affordability and environmental sustainability measures into their projects by classifying projects as either a “Revitalization Project” or an “Enhanced Revitalization Project” and varying the level of the grant available in accordance with that classification.

Revitalization Projects are those that will undertake improvements/developments that will generate an increase in municipal taxes. Enhanced Revitalization Projects will not only undertake improvements/developments that will generate an increase in municipal taxes, but also will incorporate housing affordability and/or environmental sustainability measures (enhancements), and therefore would receive a larger grant relative to those developments that will not be incorporating such measures.

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
135 James Street South	2003	\$424,400	✓		
11 Rebecca Street	2004	\$66,800	✓	✓	
155 James Street South	2003	\$100,100	✓		
118 Market Street	2003	\$188,000	✓	✓	
91 Wellington Street North	2003	\$15,800	✓		
4, 8, 12 Forest Avenue	2005	\$35,100	✓	✓	
47 Caroline Street North	2007	\$164,900	✓	✓	

Appendix A to PED25133

Page 24 of 27

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
80 King William Street	2003	\$108,800	✓		
267/271 King Street East	2007	\$7,900	✓		
260-280 King Street East	2005	\$105,400	✓	✓	
170-176 Jackson Street West	2007	\$7,400	✓	✓	
289 Hunter Street East	2007	\$1,600	✓		
68 George Street	2010	\$238,400	✓	✓	
275 King Street West	2011	\$101,100	✓	✓	
40 Bay Street South	2012	\$323,400	✓	✓	
150 Main Street West	2013	\$497,100	✓	✓	
137-149 Main Street West	2013	\$118,100	✓	✓	
33 Main Street East	2002	\$18,400		✓	
135 Hunter Street	2002	\$67,300		✓	
100-110 James Street South	2004	\$24,000		✓	
1 Main Street West	2004	\$67,900		✓	
66 Bay Street South	2004	\$223,200		✓	
1 Hunter Street East	2006	\$63,300		✓	
210 Main Street East	2007	\$57,400		✓	
87-89 King Street East	2006	\$15,600		✓	
232 Cannon Street East	2009	\$47,700		✓	
52 Cannon Street West	2008	\$24,100		✓	
193-197 James Street North	2009	\$9,800		✓	
130-134 Wellington Street North	2011	\$9,700		✓	
162 Ferguson Avenue North	2012	\$16,300		✓	
121-123 James Street North	2012	\$91,100		✓	
69 Hughson Street North	2013	\$19,400		✓	
50 Murray Street	2012	\$105,700		✓	
147-159 Walnut Street South	2013	\$18,800		✓	
180-188 Wilson Street	2014	\$17,700		✓	
179-191 James Street North	2017	\$362,413	✓	✓	
125 Wellington Street North	2014	\$59,200		*✓	
140 Main Street West	2014	\$317,700		✓	
290 Barton Street West	2015	\$115,300		✓	

Appendix A to PED25133

Page 25 of 27

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
112 King Street East	2015	\$512,100		✓	
245 James Street North	2015	\$8,300		✓	
193 King Street East	2015	\$17,800		✓	
31-39 King William Street	2015	\$72,200		✓	
220 Cannon Street East	2015	\$186,500	✓	✓	
127 Market Street	2016	\$4,200		✓	
232 Cannon Street East	2016	\$8,200		✓	
20-22 George Street	2017	\$926,555		✓	
73 King Street East	2017	\$2,000		✓	
27 Bold Street	2018	\$51,100		✓	
121-125 King Street East	2019	\$91,800		*✓	
15 Queen Street South	2019	\$872,160		✓	
144 Wellington Street North	2018	\$11,500		*✓	
1 Jarvis Street	2020	\$1,192,500		*✓	
29 Severn Street	2020	\$18,600		*✓	
81 King Street East	2017	\$17,463		✓	
154 Main Street East	2019	\$610,745		✓	
155-165 Wellington Street North	2019	\$9,706		✓	
233-237 King Street East	2019	\$17,100		✓	
540 King Street East	2019	\$56,600		✓	
118 King Street East (Phase 2)	2015	\$362,636		✓	
189 King Street East	2014	\$5,500		✓	
191 King Street East	2014	\$4,500		✓	
60 King William, 43-51 King East	2019	\$1,524,200		*✓	
16 West Avenue South	2021	\$42,200		✓	
9-11 Robert Street	2021	\$62,300		*✓	
129 Wellington Street North	2021	\$44,300		*✓	
41 Wilson Street, Hamilton	2022	\$2,393,700		*✓	
179-181 Catharine Street North	2023	\$103,200		*✓	
235 Main Street West	2023	\$847,000		*✓	

Appendix A to PED25133

Page 26 of 27

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
165 James Street South/26 Augusta Street	2024	\$306,800		*✓	
18 Augusta Street	2024	\$112,700		✓	
Ancaster Commercial District CIPA					
407 Wilson Street East	2013	\$6,800		✓	
Mount Hope/Airport Gateway CIPA					
8533 Airport Road West	2020	\$16,600		*✓	
Westdale Commercial District CIPA					
1005 King Street West	2016	\$11,300		✓	
Stoney Creek Commercial District CIPA					
22 Jones Street	2014	\$6,700		✓	
40 King Street East	2020	\$6,800		✓	
7 King Street East	2014	\$5,900		✓	
Waterdown Commercial District CIPA					
244 Dundas Street East	2018	\$2,600		✓	
493 Dundas Street East	2018	\$26,400		✓	
34 Main Street North	2020	\$3,700		✓	
Dundas Commercial District CIPA					
33 King Street West	2017	\$9,200		*✓	
Barton/Kenilworth Tax Increment Grant Program					
657-659 Barton Street East	2017	\$7,400			✓
431-435 Barton Street East	2017	\$3,800			✓
286 Sanford Avenue North	2018	\$181,700			✓
301-303 Barton Street East	2018	\$3,700			✓
486 Barton Street East	2019	\$4,200			✓
110 Barton Street East	2020	\$760			✓
588 Barton Street East	2024	\$11,300			*✓

Appendix A to PED25133

Page 27 of 27

Property Address	Base Year	Approximate Difference Between Base Year Taxes and Post Development Taxes	DBKHO	RHTIG	BKTIG
252 Catharine Street North	2024	\$24,300	✓		*✓
Total		\$15,085,362			

Summary of Tax Programs

Property Reassessment Status	Difference Between Base Year Taxes and Post Development Taxes			
	Downtown & Barton / Kenilworth Housing Opportunities Program Only	Revitalizing Hamilton Tax Increment Grant Program	Barton Kenilworth Tax Increment Grant Program	Total
Reassessed	\$658,600	\$8,254,302	\$201,560	\$9,114,462
Not Yet Reassessed		\$6,593,900	\$35,600	\$6,629,500
Total	\$658,600	\$14,848,202	\$237,160	\$15,085,362

2024 Downtown Hamilton Commercial District Community Improvement Project Area Development Activity

Development in the Downtown Hamilton Commercial District Community Improvement Project Area continued in 2024, with a total of 198 building permits being issued, representing approximately \$416 M in building permit construction value.¹ The Downtown Hamilton Commercial District Community Improvement Project Area includes the historic core of the City of Hamilton and surrounding areas which have been the traditional centre of commercial and cultural activity, institutional uses and government for the broader city. Included within the Downtown Hamilton Commercial District Community Improvement Project Area are the following notable areas:

- The Downtown Hamilton Business Improvement Area and the International Village Business Improvement Area; and,
- Specific properties which are the subject of a Master Agreement with the City where the redevelopment or intensification of which will support the advancement of improvements to the City's First Ontario Centre, First Ontario Concert Hall and the Hamilton Convention Centre. The construction values from 2018 to 2024 are illustrated in Figure 1.

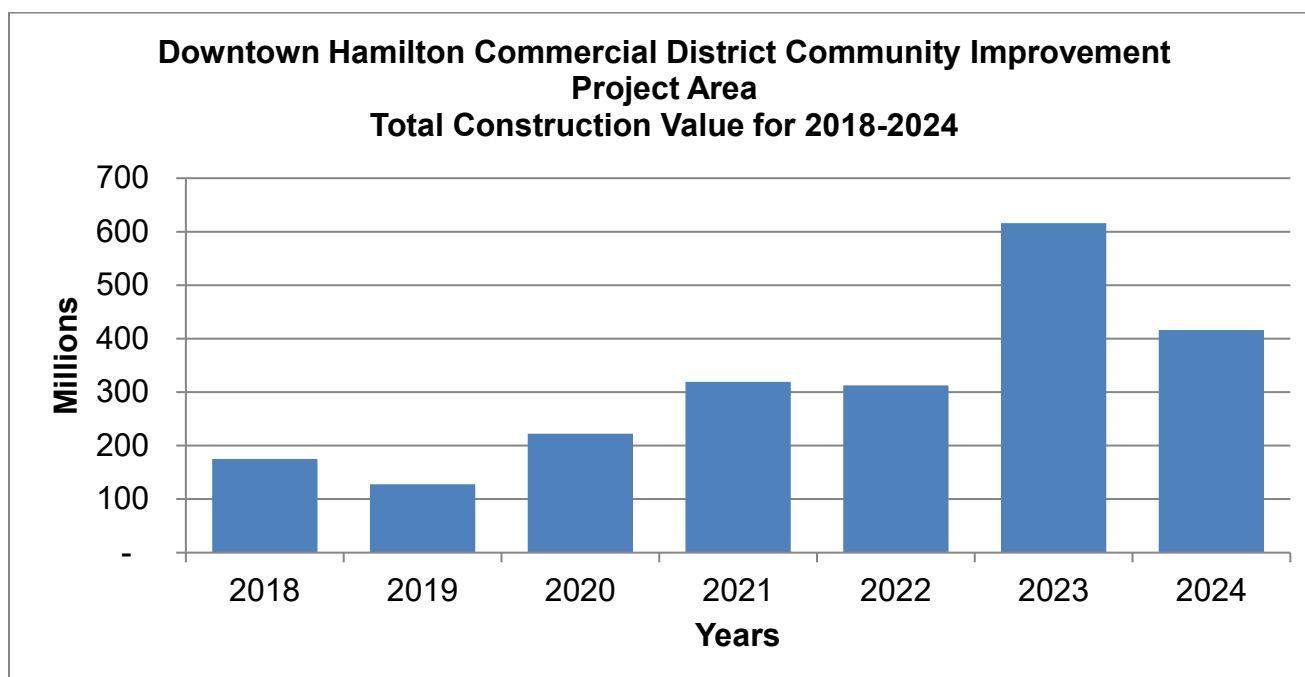


Figure 1

Those developments and improvements valued at \$500 K or greater, and listed below, account for approximately 97.7% of the total building permit construction value in the Revitalizing Hamilton's Commercial Districts Community Improvement Project Area.

Examples of projects which contributed to the building permit Construction value reported for 2024 include the following residential and non- residential development:

¹Permits issued for demolition, signs and events are excluded from the reported totals

Appendix B to Report PED25133**Page 2 of 6**

for Downtown Hamilton and the Community Downtowns:

- 226 Rebecca Street - Alterations to the exterior of the existing 11-storey apartment building to install Exterior Insulation and Finish System (EIFS) system;
- 160 King Street East – Installation of a sprinkler system and a standpipe system to serve the entire building;
- 48 King William Street - Alterations to Unit 1 of the shell building for the interior fit-out of the restaurant, “Kinton Ramen”;
- 405 Main Street West - Excavation and installation of shoring for a future development of a 7-storey residential building with basement;
- 100 King Street West 7th Floor - Alterations to sprinkler and standpipe systems on the 7th floor to fit new layout;
- 100 King Street West - Interior alterations on the 7th floor including demolition of partitions and construction of new, electromagnetic locks, mechanical, plumbing, and electrical work;
- 206 King Street West – Installation of a sprinkler system and a standpipe system to serve the entire building;
- 175 Hunter Street West - Alterations to the existing apartment building for structural water damage repairs;
- 55 Bay Street North - Alterations to the existing apartment building for fire alarm upgrades and modifications;
- 165 Barton Street - Alterations to convert the building maintenance shop to clinical staff room including architectural, mechanical, and electrical;
- 125 Wellington Street North - Alterations to repair the concrete and piping of underground parking garage phase 2 area on level P1 and P2 of the apartment building;
- 107 Hess Street North - Alterations to the main and second floor of "Hess Street Elementary School" to renovate washrooms and gymnasium;
- 100 King Street West - Alteration for the steel structure repair at the roof level;

Appendix B to Report PED25133**Page 3 of 6**

- 55 Bay Street North - Alterations to existing 7th floor sprinkler system to suit new renovations;
- 71 Main Street West - Alterations to existing office building to install new security controls on stairs, new information and security desk on main level and minor layout alterations to floors 3, 5 and 6;
- 191 Main Street West - Alterations of the 23-storey mixed use building and is to include sanitary piping replacement from P-1 level to 3rd Floor - includes parking garage, commercial and office spaces;
- 354 King Street – Installation of a sprinkler and standpipe system to serve the 26-storey building;
- 231 Park Street North - Alteration to the existing two storey commercial office building to a residential building with four residential suites;
- 213 King Street West - To install a sprinkler system and a standpipe system to serve the entire building;
- 45 Wellington Street North - Alterations to the existing three-storey mixed use commercial/residential building to create two shell commercial units on the ground floor and five dwelling units above, including addition of a 32.2m² mezzanine;
- 20 East Avenue South - Alterations to the second-floor gym of "St. Patrick Catholic School" to replace existing stage curtain with a new stage curtain;
- 101 York Boulevard - Alteration to the add new foundation within the existing building for future above ground structural work, interior demolition for the future renovation of First Ontario Centre and interior alteration for the existing arena, "First Ontario Centre";
- 119 King Street West - Alterations to the existing office building to replace fire alarm system, upgrade emergency lighting and upgrade building control system;
- 75 James Street – Installation of a sprinkler system and a standpipe system to serve the entire building;
- 354 King Street West - To construct a sprinklered 26-storey, 25800m², 314-unit rental apartment (with commercial units at partial ground / mezzanine level) over existing structure; and,

Appendix B to Report PED25133**Page 4 of 6**

- 213 King Street West - To construct sprinklered 30-Storey 25,676 m², 344-unit apartment building with retail on ground floor (with 2-storey below ground).

Building permits were issued for the construction of 827 new residential units in 2024 in the Revitalizing Hamilton's Downtown Hamilton Commercial District Community Improvement Project Area, including:

- 344 units at 213 King Street West;
- 314 units at 354 King Street West;
- 122 units at 206 King Street West; and,
- 28 units at 11 Robert Street.

From 2018 – 2024, building permits have been issued for a total of 6,062 dwelling units in the Downtown Hamilton Commercial District, providing an average growth of 866 units per year. The number of building permit issued for dwelling units from 2018 to 2024 are illustrated in Figure 2.

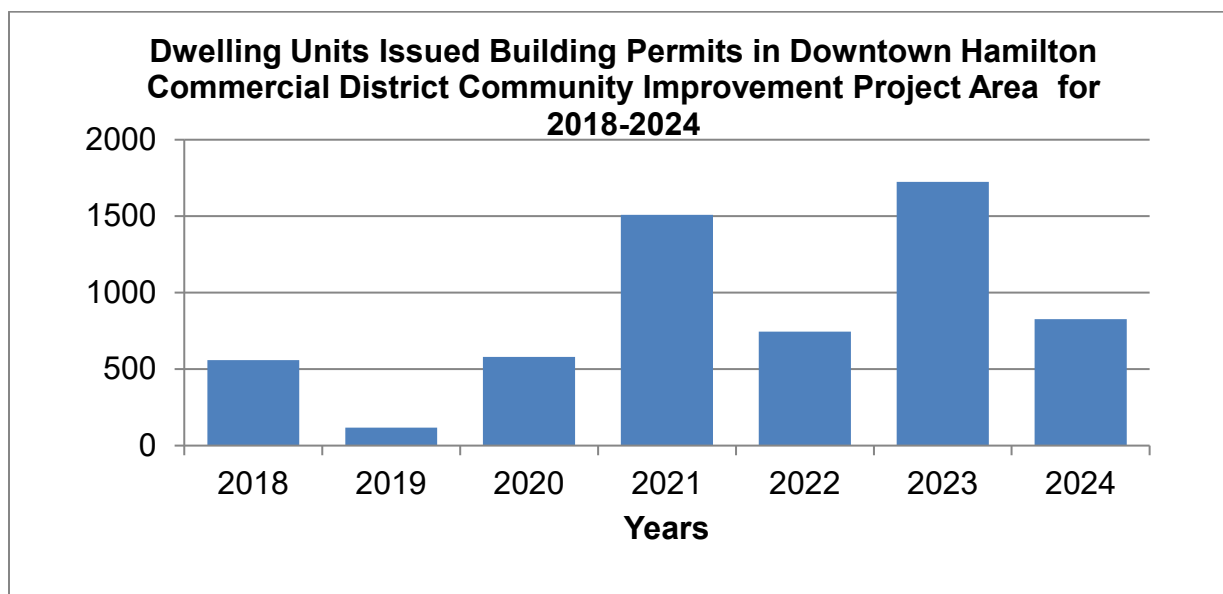


Figure 2

Note:

Dwelling units as per the year a building permit was issued:

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

Residential vs. Non-Residential Construction

In 2024, residential development values surpassed non-residential development in the Downtown:

- Downtown Community Improvement Project Area Non-residential:
95 permits = \$202,951,901 construction value
- Downtown Community Improvement Project Area residential:
97 permits = \$213,357,598 construction value
- Downtown Community Improvement Project Area miscellaneous:
six permits = \$62,000

A large portion of the non-residential construction value can be attributed to the \$174M permit issued for the interior alteration for the existing arena, “First Ontario Centre”.

Figures 3 and 4 show the construction values from 2018 to 2024 for residential and non-residential permits, respectively.

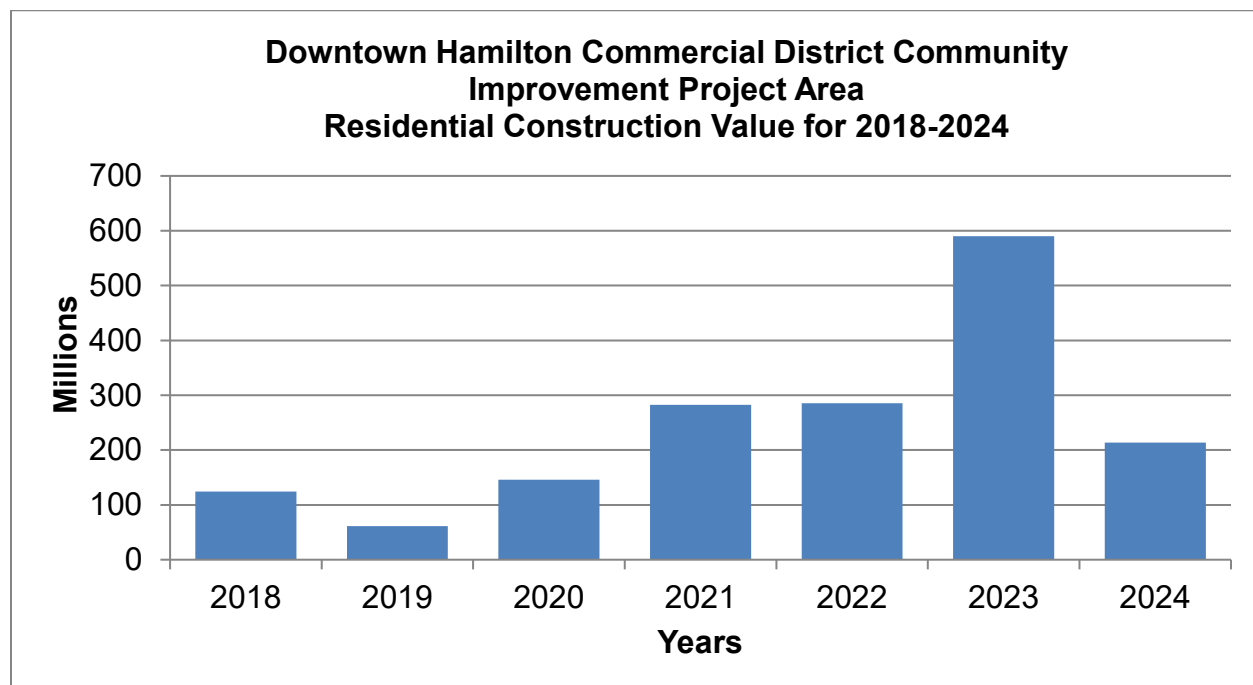
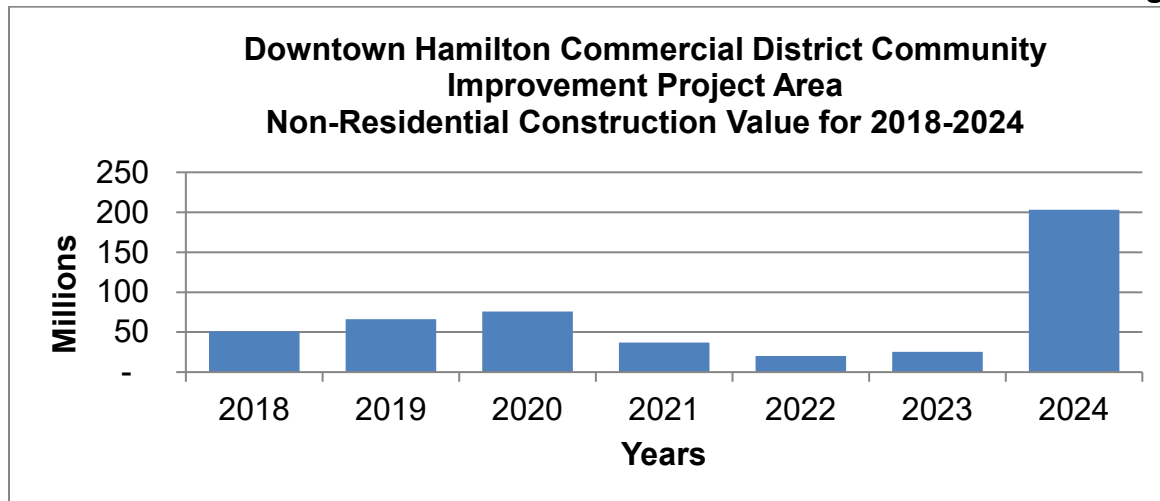


Figure 3

**Figure 4**

Community Downtown Development Activity

2024 Community Downtown Building Activity

Community Downtowns, including Ancaster, Binbrook, Dundas, Stoney Creek, Waterdown and Mount Hope, collectively, had a total of forty-one building permits issued in 2024 within their respective community improvement project areas, representing a building permit construction value of approximately \$4.71 M. Growth in these communities was comprised of 2.13% residential and 97.87% non-residential. Dundas had the largest growth out of all the Community Downtowns in 2024 totalling approximately 51.20% of the total construction values (see Figure 2).

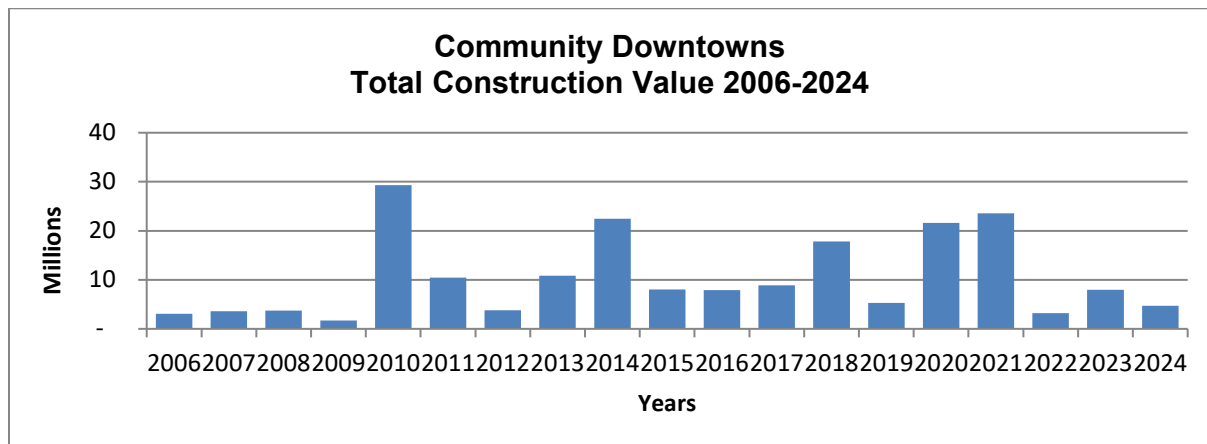
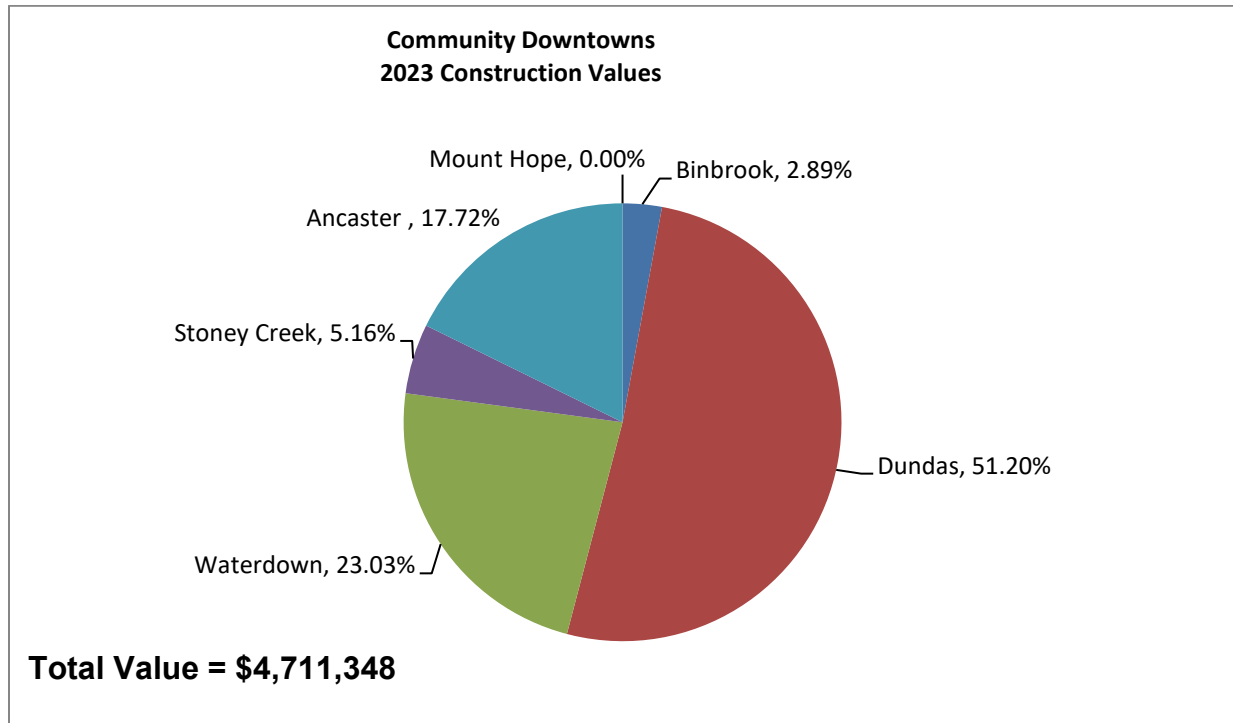


Figure 1

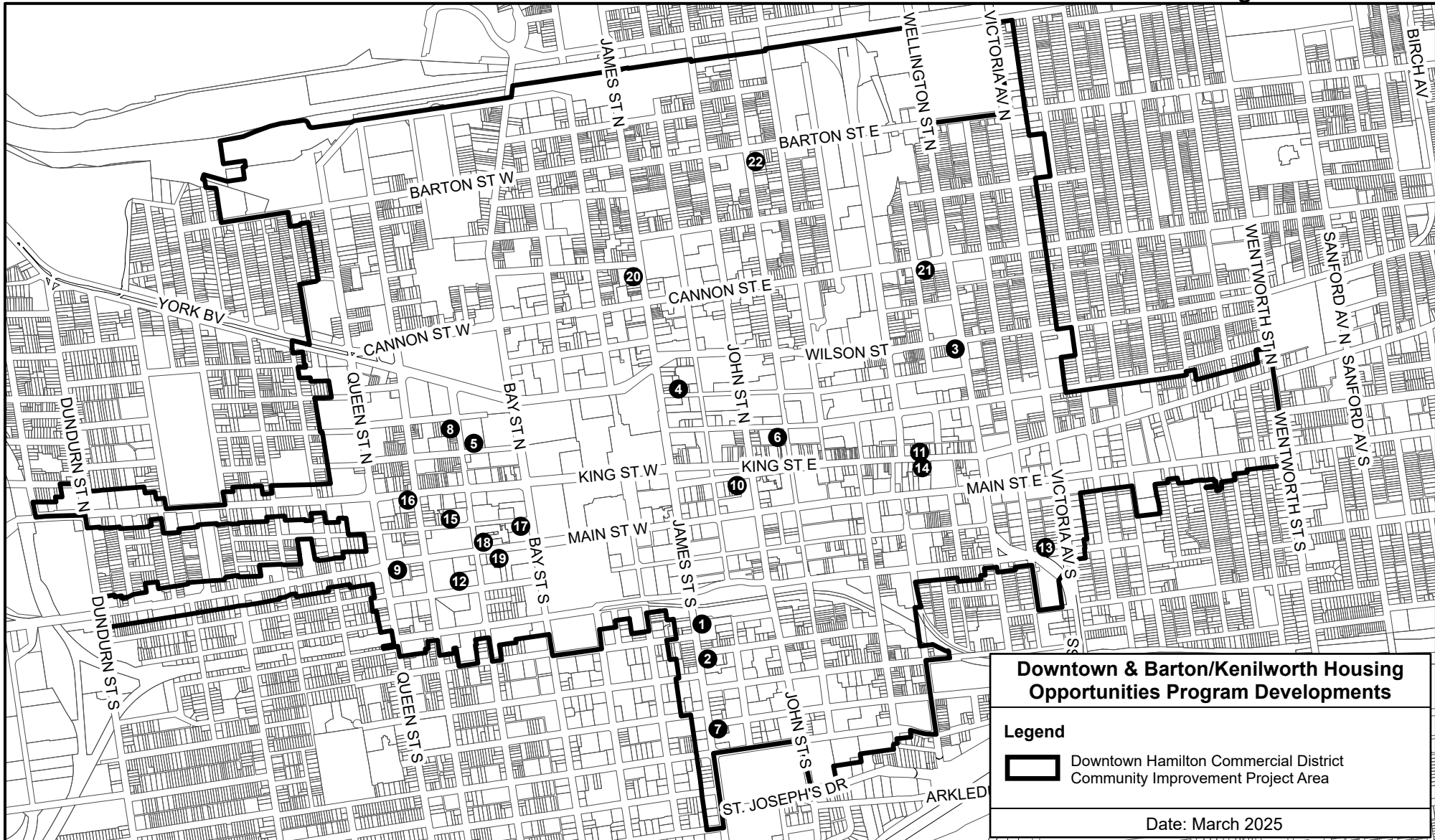
Note: Permits issued for demolition, signs and events are excluded from the reported totals for Downtown Hamilton and the Community Downtowns.

Appendix C to Report PED25133**Page 2 of 2****Figure 2**

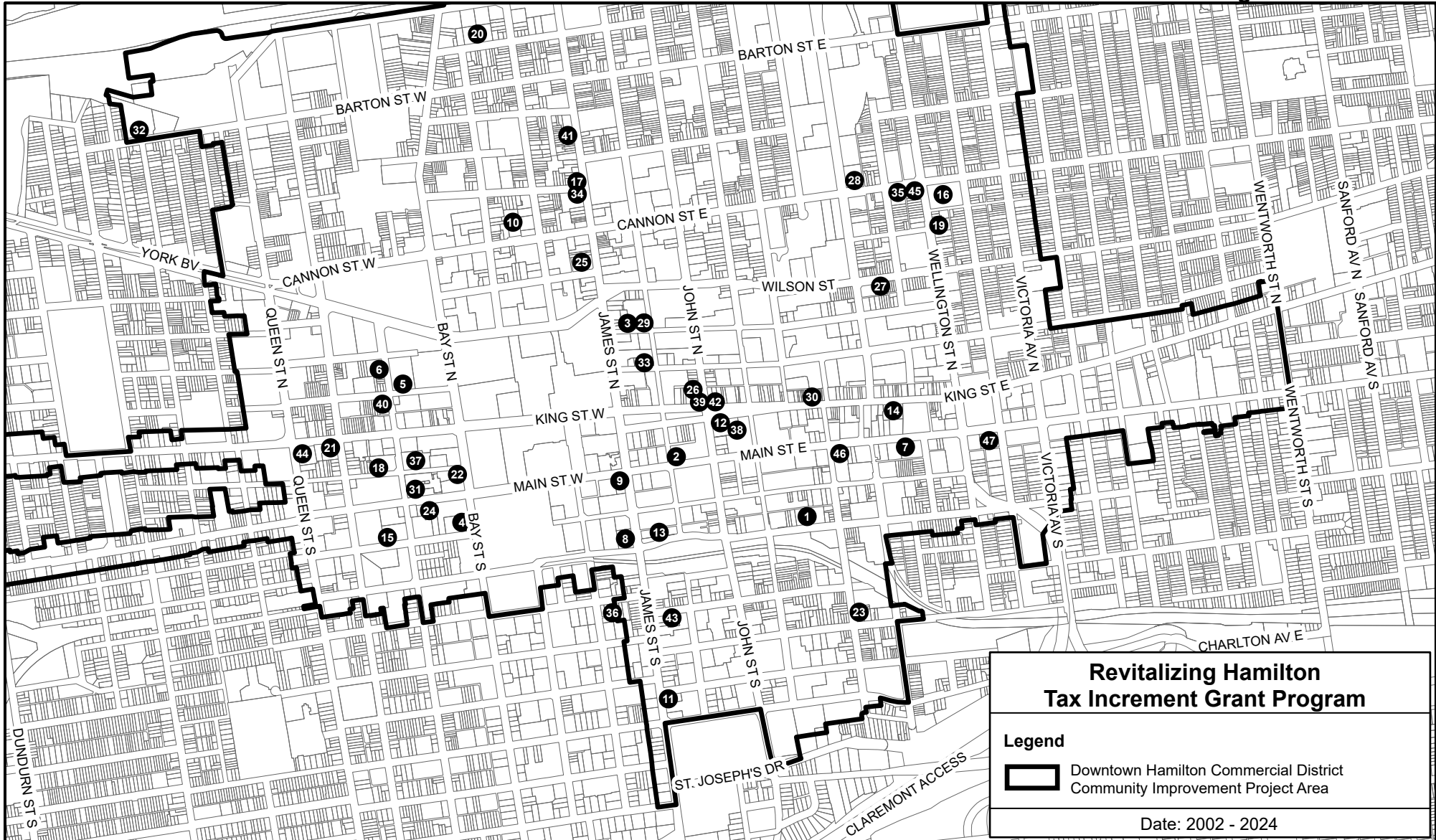
What follows are some examples of investments made in 2024 in the Community Downtowns (\$ construction value):

- \$85 K for alterations to a shell building for the interior fit-out for a restaurant in Binbrook;
- \$1.0 M for alterations to ground floor and basement of an existing mixed-use building to create a grocery store with a restaurant in Dundas;
- \$80 K for alteration to the existing two-storey commercial mixed-use building to create 3 medical clinics and 2 residential apartments in Stoney Creek;
- \$375 K for alterations to the existing 1-storey commercial building in Waterdown; and,
- \$450 K to construct a 17 m² addition to existing second floor and to create an additional office unit on main floor and an additional dwelling unit on second floor in Ancaster.

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



1	135 James St S	7	4 Forest Av	13	289 Hunter St E	19	137 - 149 Main St W
2	155 James St S	8	47 Caroline St	14	260 King St E	20	179 - 191 James St N
3	91 Wellington St N	9	215 - 231 Main St W	15	68 George St	21	220 Cannon St E
4	11 Rebecca St	10	66 -68 King St E	16	275 King St W	22	252 - 266 Catharine St N
5	118 Market St	11	269 - 271 King St E	17	40 Bay St S		
6	80 King William St	12	170 - 176 Jackson St W	18	150 Main St W		



1	135 Hunter St E	11	207-211 James St S / 4-14 Forest Av	21	275 King St W	31	150 Main St W	41	245 James St N
2	33 Main St E	12	112 King St E	22	40 Bay St N	32	290 Barton St W	42	89 King St E
3	11 Rebecca St	13	1 Hunter St E	23	147-157 Walnut St S	33	31-39 King William St	43	18 Augusta St
4	66 Bay St S	14	260-280 King St E	24	137-147 Main St W	34	179-191 James St N	44	15 Queen St S
5	118 Market St	15	170-176 Jackson St W	25	121-123 James St N	35	220 Cannon St E	45	155 - 161 Wellington St N
6	47 Caroline St	16	232 Cannon St E	26	73 King St E	36	27 Bold St	46	154 Main St E
7	210 Main St E	17	193-197 James St N	27	180-188 Wilson St	37	20-22 George St	47	16 West Av S
8	100-110 James St S	18	68 George St	28	81 Cannon St E (162 Ferguson Av N)	38	118 King St E		
9	1 Main St W	19	130-134 Wellington St N	29	69 Hughson St N	39	81 King St E		
10	52 Cannon St W	20	50 Murray St W	30	193 King St E	40	127 Market St		

Detailed Application and Financial Statistics

(ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT and LEED Programs)

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT (ERASE) COMMUNITY IMPROVEMENT PLAN PROGRAMS

Financial assistance programs provided under the Environmental Remediation and Site Enhancement Community Improvement Plan, including cost-sharing grants for environmental investigations and tax-increment based grants, tax cancellation and/or low-interest loans to support the remediation and redevelopment of brownfields, are provided by the City, and many other southern Ontario municipalities to mitigate added costs, time and risks associated with brownfield redevelopment. The following programs support City efforts to level the playing field such that contaminated properties can be considered by property owners and developers for redevelopment on an equal footing, financial and otherwise, as non-contaminated properties.

Historic 10 Year Summary of Environmental Remediation and Site Enhancement Applications Received (2015-2024)

Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
ERASE Study Grant	12	21	23	18	26	23	12	10	9	3
ERASE Redevelopment Grant	7	2	4	8	7	9	5	3	6	3
ERASE Commercial Districts Remediation Loan	0	0	0	0	0	0	0	2	0	1
ERASE Tax Assistance	0	0	0	0	0	0	0	0	0	0
ERASE Affordable Housing Grant	n/a							2	1	

ERASE STUDY GRANT PROGRAM

The Environmental Remediation and Site Enhancement Study Grant Program was created in 2001 to support the undertaking of environmental studies on known or suspected brownfield sites to confirm and describe potential on-site contamination or develop a plan to remove, treat, or otherwise manage the contamination in support of site redevelopment/reuse.

The Environmental Remediation and Site Enhancement Study Grant Program is available

Appendix F to Report PED25133
Page 2 of 9

to eligible properties located within the City's Historically Developed Area.

The Environmental Remediation and Site Enhancement Study Grant Program provides a matching grant of 50% of the cost of an eligible environmental study up to a maximum of \$20,000 per site. A maximum of two applications per site may be submitted with the combined value of both grants not to exceed \$35,000.

Environmental Remediation and Site Enhancement Study Grant Program Year End Status

In 2024, staff received a total of three applications to the program, two of which were approved and one which was placed on hold at the request of the applicant as they continued their due diligence on the potential purchase of the property. The combined actual and estimated value of financial assistance for which applications were approved in 2024 is \$62,042.50. Approved applications will result in an additional 0.06 hectares of land and associated buildings being studied through environmental studies including Phase Two, Environmental Site Assessments (ESA), Designated Substances and Hazardous Materials Surveys (DSHM) and/or Risk Assessments (RA).

Environmental Remediation and Site Enhancement Study Grant Program Summary

	2024	2001-2024
Number of applications received	3	282
Number of applications approved*	2	236**
Total actual and estimated grant value of approved* applications	\$ 62,042.50	\$ 2,497,848.83**
Average grant per approved* application	\$ 31,021.25	\$ 10,692.98
Total land area studied through approved* applications	0.06ha. (0.15 ac.)	215.67 ha.** (532.95 ac.)**

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

*** Total approvals have reduced from the 2023 amounts due to the removal of approved grants that had lapsed.*

Environmental Remediation and Site Enhancement Redevelopment Grant Program

The Environmental Remediation and Site Enhancement Redevelopment Grant Program was created in 2001 to provide tax increment-based grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse. By providing grants to mitigate these financial impediments, the program enables brownfield sites to be viable candidates for redevelopment relative to non-contaminated sites, supports the intensification/infill of existing vacant and underutilized sites, reduces the need for greenfield lands to accommodate future population and employment growth, and generates new municipal property tax revenue through increased property assessments.

Appendix F to Report PED25133
Page 3 of 9

The Environmental Remediation and Site Enhancement Redevelopment Grant program is available to eligible properties located within the City's Historically Developed Area.

Grants are provided annually equal to 80% of the increase in the municipal portion of property taxes for up to 10 years or until the eligible remediation costs are recovered, whichever comes first. Projects which address additional community priorities respecting housing affordability and environmental sustainability, in accordance with the Council approved Program terms, may be considered an enhanced project and be eligible to receive additional financial assistance with grants being provided equal to 100% of the increase in municipal property taxes and provided for a potentially longer period of up to 13 years.

Grant payments commence after remediation and redevelopment are completed, the project has been reassessed by the Municipal Property Assessment Corporation and after one full calendar year of municipal taxes have been paid at the newly assessed rate.

To help mitigate the impacts on project feasibility and cash flow, Environmental Remediation and Site Enhancement Redevelopment Grant approved applicants may also have the option to defer the payment of Development Charges at 0% interest under an Environmental Remediation and Site Enhancement specific Development Charge deferral until such time as Environmental Remediation and Site Enhancement Redevelopment Grant payments commence at which time payments are directed to fulfilling the applicants outstanding Development Charges obligation on their behalf, instead of being received directly by the applicant.

Environmental Remediation and Site Enhancement Redevelopment Grant Program Year End Status

In 2024, staff received a total of three applications to the Environmental Remediation and Site Enhancement Redevelopment Grant Program of which one (575 Wilson Street (PED24164)) was brought forward for Council consideration and approved.

Note: Projects must have received, at minimum, conditional Site Plan approval before a recommendation report will be brought for Council consideration. As such, applications received in a given year may have been submitted in advance of this approval having been obtained.

Appendix F to Report PED25133
Page 4 of 9

**Environmental Remediation and Site Enhancement
Redevelopment Grant Program Summary**

Applications received in 2024	3
Applications approved by Council in 2024	1
Total maximum potential grants approved in 2024	\$ 539,000
Total applications approved by Council (2001-2024)	61*

** Includes one application cancelled after approval and eight applications with lapsed approvals*

In 2024, there were a total of 18 projects which had met the threshold required for initial or continued annual grant payments totaling \$3,567,334.30. Of this, \$2,124,491.24 was paid directly to applicants while \$1,442,843.06 was paid on behalf of applicants towards outstanding Environmental Remediation and Site Enhancement Development Charge deferrals.

In accordance with the Council approved program structure and terms, \$782,578.49 (representing 20% of the municipal tax uplift for projects receiving annual grant payments in 2024) was directed to the City's Brownfield Pilot Project Account. This account is the source of funding for the Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program and Environmental Remediation and Site Enhancement Affordable Housing Grant Program. The Environmental Remediation and Site Enhancement Municipal Acquisition and Partnership Program enables the City to acquire strategic brownfield sites, remediate and redevelop property it already owns, or participate in public/private partnerships to redevelop brownfield properties. The Environmental Remediation and Site Enhancement Affordable Housing Grant Program provides grants to non-profit housing providers to assist with remediation costs on sites being developed for affordable housing.

**Environmental Remediation and Site Enhancement Redevelopment Grant Program
Payments for 2024**

Address (File Number)	2024 Grant Payment (80% of Tax Increment)	Recipient	Cumulative Grant Paid To-date (Maximum Approved Grant)	Directed to Brownfield Pilot Project Account (20% of Tax Increment)	Year of Grant Payment
186 Ferguson Ave. N., 190-200 Barton St. E. (ERG-09-01)	\$11,614.00	Applicant	\$104,526 (\$1,908,381.04)	\$2,903.50	9 of 10
1589-1599 Upper James St. (ERG-14-02)	\$146,323.11	Applicant/ DC Deferral	\$946,171.92 (\$1,519,048.11)	\$36,580.78	8 of 10
20 Rebecca St. (ERG-15-04)	\$207,973.34	Applicant	\$1,247,840.06 (\$2,029,752.00)	\$51,993.34	6 of 10

Appendix F to Report PED25133
Page 5 of 9

Address (File Number)	2024 Grant Payment (80% of Tax Increment)	Recipient	Cumulative Grant Paid To-date (Maximum Approved Grant)	Directed to Brownfield Pilot Project Account (20% of Tax Increment)	Year of Grant Payment
120-144 King St. E., Stoney Creek (ERG-10-01)	\$118,972.38	DC Deferral	\$594,861.88 (\$913,028.60)	\$29,743.09	5 of 10
112 King St. W., Dundas (ERG-15-01)	\$16,841.17	Applicant	\$67,364.67 (\$203,000.00)	\$4,210.29	4 of 10
99-103 Locke St. S. (ERG-15-02)	\$305,891.84	DC Deferral	\$1,334,786.65 (\$1,375,017.87)	\$85,741.23	4 of 10
7-11 Brock St. (ERG-15-06)	\$7,382.40	Applicant	\$29,529.60 (\$146,500.00)	\$1,845.60	4 of 10
118 Hatt St., Dundas (ERG-16-01)	\$15,093.31	Applicant/ DC Deferral	\$60,373.23 (\$262,678.56)	\$3,773.33	4 of 10
1165-1167 Cannon St. E. (ERG-17-01)	\$2,942.79	Applicant	\$11,771.15 (\$38,063.10)	\$735.70	4 of 10
107 MacNab St. N. (ERG-18-02)	\$181,104.19	Applicant/ DC Deferral	\$724,416.77 (\$736,235.47)	\$45,276.05	4 of 10
43-61 Gibson Ave. (ERG-17-02)	\$24,868.59	Applicant/ DC Deferral	\$74,605.77* (\$142,481.53)	\$18,651.45	3 of 10
455-479 Charlton Ave. E. (ERG-15-03)	\$438,706.85	DC Deferral	\$1,316,120.56 (\$3,441,154.00)	\$109,676.71	3 of 10
575 Woodward Ave. (ERG-19-03)	\$88,181.49	Applicant	\$362,545 (\$362,545.00)	\$68,590.88	2 of 10
555 Sanatorium Rd. (ERG-18-05)	\$643,575.66	Applicant	\$643,575.66 (\$5,043,587)	\$160,893.92	1 of 10
12 Blanchard St. (ERG-16-02)	\$83,874.44	DC Deferral	\$83,874.44 (\$768,832.00)	\$20,968.61	1 of 10
1160 Main St. E. (ERG-19-01)	\$113,168.63	Applicant	\$113,168.63 (\$681,236.90)	\$28,292.16	1 of 10
30 & 40 Hamilton St. (ERG-13-03)	\$401,749.04	DC Deferral	\$401,749.04 (\$401,749.04)	\$80,400	1 of 10
212 King William St. (ERG-17-04)	\$720,083.47	Applicant	\$720,083.47 (\$4,143,834.40)	\$180,062.00	1 of 10

*First payment in 2024 and included 2022 and 2023 accruals

Appendix F to Report PED25133
Page 6 of 9

ERASE COMMERCIAL DISTRICTS REMEDIATION LOAN (ECDRL) PROGRAM

The Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program was created in 2010 to provide low-interest loans, intended to overcome barriers owners may face in obtaining traditional financing for costs required to remediate historical environmental contamination on brownfield sites to support their redevelopment/reuse.

The program is available within Sub-Area 2 – Strategic Commercial Districts and Corridors of the Historically Developed Area generally consisting of the Ancaster, Barton Village, Binbrook, Concession Street, Downtown Hamilton, Dundas, Locke Street, Ottawa Street, Stoney Creek, Waterdown and Westdale commercial districts, the Mount Hope/ Airport Gateway, the Barton Street and Kenilworth Avenue North commercial corridors, and other strategic commercial corridors located throughout the city.

The program provides financial assistance through a low interest loan equal to 80% of the eligible remediation costs to a maximum of \$400,000 per site. Loans are provided as a 'bridge' until such time as the applicant receives their Environmental Remediation and Site Enhancement Redevelopment Grant or Revitalizing Hamilton Tax Increment Grant payments with such payments applied directly to any outstanding loan balance.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Year End Status

In 2024, staff received one application to the Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program for 925 Main Street West / 150 Longwood Road South. From 2010 until the end of 2024, issued remediation loan totals remained at \$733,520.00 with \$0 outstanding.

Environmental Remediation and Site Enhancement Commercial Districts Remediation Loan Program Summary

Applications received (2024)	1
Total applications approved by Council/GM (2010-2024)	3
Value of Council approved loan commitments (2010-2024)	\$ 1,133,520.00
Approved loan commitments not acted upon and since expired (2010-2024)	\$ 400,000.00
Total value of loans issued (2010-2024)	\$ 733,520.00
Total value of outstanding loans (2010-2024)	\$ 0

Appendix F to Report PED25133
Page 7 of 9

Outstanding Loans as of Year End 2024

Address	Approved Loan Amount	Loan Amount Issued	Loan Status	Outstanding Balance
275 James St. N.	\$333,520.00	\$333,520.00	Year 10 of repayment	\$ 0

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT TAX ASSISTANCE PROGRAM

The Environmental Remediation and Site Enhancement Tax Assistance Program was created in 2001 to reduce the tax increase resulting from the remediation and redevelopment of a brownfield site in order to mitigate costs required to remediate historical environmental contamination on brownfield sites and to support their redevelopment/reuse. Applications to this program are conditional on the Applicant also receiving approval from the Minister of Finance for an application under the Province of Ontario's Brownfield Financial Tax Incentive Program respecting the cancellation of the education portion of property taxes.

Under the program, 80% of the increase in the municipal portion of property taxes that results from remediation and redevelopment of a site is cancelled annually until the expiration of the earlier of the following:

- Six years for business development (commercial and industrial) or 10 years for residential development (including mixed-use residential); or
- The cancelled property taxes equal the maximum program eligible remediation costs.

Environmental Remediation and Site Enhancement Tax Assistance Program Year End Status

In 2024, staff did not receive any applications to the program and no tax cancellations provided.

ENVIRONMENTAL REMEDIATION AND SITE ENHANCEMENT AFFORDABLE HOUSING GRANT PROGRAM

The Environmental Remediation and Site Enhancement Affordable Housing Grant Program was created in 2023 to provide grants towards costs required to remediate historical environmental contamination on brownfield sites in support of their redevelopment/reuse for affordable housing by not-for-profit housing providers not otherwise able to participate in the Environmental Remediation and Site Enhancement Redevelopment Grant Program.

The program is available to eligible properties located within the City's Historically Developed Area.

**Appendix F to Report PED25133
Page 8 of 9**

The maximum grant provided under this program is equal to 100% of actual program eligible remediation costs incurred to a maximum of \$200,000.

**Environmental Remediation and Site Enhancement Affordable Housing Grant
Program Year End Status**

In 2024, staff received one application to the program which was approved by the General Manager of Planning and Economic Development for the program maximum of \$200,000.

**Environmental Remediation and Site Enhancement Affordable Housing Grant
Program Summary**

Applications received in 2024	1
Applications approved by GM in 2024	1
Total maximum potential grants approved in 2023	\$ 200,000.00

HAMILTON 'LEED'ING THE WAY COMMUNITY IMPROVEMENT PLAN

Leadership in Energy and Environmental Design Grant Program

The purpose of the Leadership in Energy and Environmental Design Grant Program is to provide an economic catalyst for the construction and redevelopment of sustainable industrial, commercial, mixed-use and multi-unit residential buildings certified under the Leadership in Energy and Environmental Design rating system by the Canadian Green Building Council.

Grants are provided annually at a rate of 75% of the increase in the municipal portion of property taxes for up to five years or until the maximum eligible reimbursable costs are achieved, whichever comes first. Reimbursable costs under the Leadership in Energy and Environmental Design Grant Program include a percentage of incremental building construction costs required to achieve Leadership in Energy and Environmental Design certification with the maximum percentage being determined by the Leadership in Energy and Environmental Design certification level achieved as well as 50% of eligible soft costs such as energy modelling, consultant costs and certification fees. Grant payments commence after remediation and redevelopment are completed, the property has been reassessed by the Municipal Property Assessment Corporation and one full calendar year of municipal taxes have been paid at the newly assessed rate.

**Historic 10 Year Summary of Leadership in Energy and Environmental Design
Program Applications Received (2015-2024)**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LEED Grant Program	0	0	1	0	0	0	0	1	0	1

Appendix F to Report PED25133

Page 9 of 9

In 2024, staff received one application to the program for 212 Glover Road. Another application at 60 Caledon Avenue, which was submitted in 2022, received Council approval for an estimated grant of \$1,530,566.

No annual program grant payments were issued.



Hamilton

BUSINESS IMPROVEMENT AREA SUB-COMMITTEE MINUTES BIAC 25-004

10:30 a.m.

Tuesday, May 13, 2025

Room 264, 2nd Floor

Hamilton City Hall

71 Main Street West

Present: Councillor T. Hwang
Councillor M. Wilson
S. Braithwaite (Chair) – International Village BIA
T. MacKinnon – Westdale Village BIA and Stoney Creek BIA
S. Pennie, Waterdown BIA
H. Peter – Ancaster BIA
N. Ubl – Barton Village BIA
D. Sanchez – Concession Street BIA
D. Tayler – Dundas BIA
E. Walsh – Downtown Hamilton BIA
S. Weiler – Ottawa Street BIA

Absent
with Regrets: Councillor E. Pauls – Personal

1. CALL TO ORDER

Committee Chair S. Braithwaite called the meeting to order at 10:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF THE AGENDA

(Peter/MacKinnon)

That the agenda for the May 13, 2025 Business Improvement Area Sub-Committee meeting be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING**(Tayler/Walsh)**

That the April 15, 2025 Minutes of the Business Improvement Area Sub-Committee, be adopted, as presented.

CARRIED**6. DELEGATIONS**

There were no delegations.

7. ITEMS FOR INFORMATION**7.1 Overview of Planning and Business Improvement Area Framework -
WITHDRAWN**

The Overview of Planning and Business Improvement Area Framework was withdrawn.

7.2 Journey Mapping Project Overview (no copy)

Nadine Ubl, Barton Village Business Improvement Area, addressed Committee respecting Journey Mapping Project Overview.

7.3 Open for Business Sub-Committee Update (no copy)

Nadine Ubl, Barton Village Business Improvement Area, addressed Committee respecting Open for Business Sub-Committee Update.

7.4 Blue Box Transition Program

Ryan Kent, Manager, Waste policy and Planning, addressed Committee respecting Blue Box Transition Program, with the aid of a presentation.

(i) (M. Wilson/Braithwaite)

That staff be requested to attend a Special Meeting of the Business Improvement Area Sub-Committee for further consultation respecting the Blue Box Transition Program and its impact on businesses prior to submission of recommendations to the Public Works Committee on July 7, 2025.

CARRIED**(ii) (Hwang/Braithwaite)**

That staff be directed to attend a Business Improvement Area Sub-Committee meeting following the July 7, 2025 Public Works Committee meeting to provide an update on the recommendations respecting the Blue Box Transition Program and preliminary information on the plan for communication to businesses on the expected changes.

CARRIED

**Business Improvement Area
Sub-Committee Minutes 25-004**

**May 13, 2025
Page 3 of 4**

(Hwang/MacKinnon)

That the following Items for Information be received:

- 7.2 Journey Mapping Project Overview (no copy)
- 7.3 Open for Business Sub-Committee Update (no copy)
- 7.4 Blue Box Transition Program

CARRIED

8. ITEMS FOR CONSIDERATION

- 8.1 Business Improvement Area Presence at Supercrawl (no copy)

Nadine Ubl, Barton Village Business Improvement Area addressed Committee respecting Business Improvement Area Presence at Supercrawl.

(Ubl/Peter)

That representatives from Supercrawl be invited to attend an upcoming Business Improvement Area Sub-Committee meeting to discuss opportunities for the Business Improvement Areas to participate in Supercrawl 2025.

CARRIED

- 8.2 Business Improvement Area Passport Proposal (no copy)

Nadine Ubl, Barton Village Business Improvement Area addressed committee respecting a Business Improvement Area Passport Proposal.

(Braithwaite/Ubl)

- (a) That a Passport Proposal Working Group be struck to investigate the feasibility of developing a Passport Program, similar to the NOSH program, to promote restaurants and retail businesses in the Hamilton Business Improvement Areas; and
- (b) That the following members of the Business Improvement Area Sub-Committee be appointed to the Passport Proposal Working Group:
 - (i) Susie Braithwaite
 - (ii) Tracy MacKinnon
 - (iii) Heather Peter
 - (iv) Nadine Ubl
 - (v) Emily Walsh
 - (vi) Stephanie Weiler

CARRIED

**Business Improvement Area
Sub-Committee Minutes 25-004**

**May 13, 2025
Page 4 of 4**

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. GENERAL INFORMATION/OTHER BUSINESS

11.1 Updates from Business Development Office

There was no update from the Business Development Office.

11.2 Statements by Members

BIA Members used this opportunity to discuss matters of general interest.

(Weiler/MacKinnon)

That the updates from Committee Members, be received.

CARRIED

(g) ADJOURNMENT (Item 15)

There being no further business, the Business Improvement Area Sub-Committee adjourned at 11:58 a.m.

Respectfully submitted,

Tamara Bates
Legislative Coordinator
Office of the City Clerk

Susie Braithwaite
Chair,
Business Improvement Area Sub-Committee



City of Hamilton Report for Information

To:	Chair and Members General Issues Committee
Date:	May 21, 2025
Report No:	HSC23016(a)
Subject/Title:	2023 Social Housing Annual Update
Ward(s) Affected:	City Wide

Recommendations

- 1) That Report HSC23016(a) respecting the 2023 Social Housing Annual Update **BE RECEIVED** for information.
- 2) That Appendix “C” attached to Report HSC23016(a) respecting 2023 Social Housing Annual Update, remain confidential.

Key Facts

- This report provides an update on the Service Manager Annual Information Report submission to the Province that reports on Municipal and Federal contributions to Social Housing in the City of Hamilton.
- The City of Hamilton continues to meet all Provincial Service Level Standards except rent-geared-to-income units for tenants at or below the Household Income Limit threshold.
- In addition, this report includes key performance indicators, and property by-law violations based on 2023 data. Most property complaints reported against landlords providing rent subsidies did not result in a by-law violation.

Financial Considerations

There are no budget impacts or costs associated with this report/recommendation(s).

Background

This 2023 Social Housing Update report includes information on Municipal and Federal funding, including key performance indicators, and data for by-law violations issued to Housing Providers in receipt of rent subsidies and is the second social housing annual report to Council.

In this report, metrics and key performance indicators are derived from data collected for the 2023 Service Manager Annual Information Return Report that reports on Municipal and Federal funding but does not include Provincial funding. 2022 CityHousing Hamilton data was used to inform the 2023 Service Manager Annual Information Return Report.

In follow-up to a recommendation in report HSC24009 *Contractual Obligations and Substandard Tenant Conditions*, Housing Services and Licensing and By-law Services staff were directed to develop a process to review and respond to property standard violations as they related to rent subsidy units, with the results reported annually in the Social Housing Update Report.

Analysis

Social Housing Provider Update

In 2023, there were 37 unique housing providers in Hamilton, three fewer than what was reported in 2022. At the end of 2023, Taras Shevchenko transferred their provincial project, 194 Gage, to Good Shepherd Homes. Taras' federal project, 190 Gage, also left the Community Housing Portfolio at the end of April 2023. This project had 34 units, 10 of which had previously been rent-geared-to-income. In 2023, Rambynas, a federal project, was incorporated into the social housing stock through an agreement with Hamilton East Kiwanis. This transfer added 3 rent-geared-to-income units to the social housing portfolio. The third housing provider, Howell Non-Profit Homes, while no longer funded or providing rent-geared-to-income units, is still part of the community housing profile and remains listed under the Housing Services Act. Attempts to re-engage Howell continue however, as a federal housing provider, Howell is not bound to the same terms as provincial housing providers. A full list of current housing providers who were funded in 2023 appears in Appendix A to this report.

Service Manager Funding for Social Housing

Funding to housing providers is reported to the Province annually. As Service Manager, the City is required by the *Housing Services Act, 2011* to fund legacy Social Housing providers according to legislated formulas. While not required legislatively, one-time funding is provided to support the operation and affordability of the units for capital repairs and Building Condition Assessments.

Table 1 – Social Housing Investments

	One Time Subsidy	Ongoing Subsidy	Total
2022	\$2,629,361.01	\$48,328,152	\$50,957,513
2023	\$5,033, 407	\$49, 631, 763	\$54, 665, 169

Table 1 outlines Hamilton's expenditures in Social Housing as reported in the Service Manager Annual Information Return for both 2022 and 2023. In 2023, \$54,665,169 was spent overall on social housing of which \$5,033,407 was one-time capital grants and the balance of \$49,613,763 was ongoing funding. The one-time subsidy increases from 2022 to 2023 as a result of increased municipal funding. Most of the funding for ongoing subsidy came from the municipal tax levy with only \$11,348,866 in federal funding.

Metrics & Key Performance Indicators

Service Level Standards

Service Level Standards (SLS) are used by the province as a key accountability measure for oversight of Social Housing. For a unit to count toward the Standard, its rent must be geared-to-income, households must be eligible for rent-geared-to-income and households must be selected in accordance with provincial priorities and rules.

The City reports performance against the Service Level Standard annually to the province in its Service Manager Annual Information Return. The data is gathered from housing providers. Service Levels are reported under the following categories: households at or below the Household Income Limits, High Needs Households and Modified Units. Household Income Limits represent the maximum income a household may have to qualify for Rent Geared to Income in a particular size unit. High Need threshold is a subset of the Household Income Limits, representing households at the lowest income bracket. These limits are set annually by the province.

Table 2 outlines the number of units that the City is legislated to provide and the total number of units provided in 2022 compared to 2023.

Table 2 City of Hamilton Legislated Service Level Standards

# of households	Legislated	2022 SMAIR	2023 SMAIR
At or below the Household Income Limit (HIL) threshold	9,527	7,606	7572
High Need (HNN) threshold	5,174	6,548	6530
Modified (accessible) units	322	502	481

While not legislated, the Service Manager Annual Information Return also tracks the number of households requiring support services. 189 households were receiving support services in 2023 compared to 199 in 2022.

Based on this 2023 Report there were a total of 11, 621 social housing units, representing a mix of rent-geared-to-income, market and vacant units.

Table 3 City of Hamilton Maximum Income Limits for Rent-Geared-to-Income for 2023

	Bachelor unit (\$)	1-bedroom unit (\$)	2-bedroom unit (\$)	3-bedroom unit (\$)	4-bedroom unit or larger (\$)
Household Income Limits	34,000	44,000	52,000	59,500	74,500
High Need Households	20,400	26,400	31,200	35,700	44,700

Part of the challenge in meeting Service Level Standards relates to the large number of households remaining in social housing once they are no longer eligible, as well as a large number of units vacant for redevelopment or long-term repair. Once a household no longer qualifies for rent-geared-to-income assistance, they may continue to occupy the rent-geared-to-income unit if they pay market rent. The number of rent-geared-to-income households with incomes above the Household Income Limits increased from 294 in 2022 to 406 in 2023.

Vacant Units

As Service Manager, the City of Hamilton monitors vacancy rates across the social housing portfolio and works with our housing providers to address chronic vacancies. The 2022 Social Housing Update report highlighted that the bulk of vacancies reported were due to CityHousing Hamilton units being off-line. In April 2023 CityHousing Hamilton adopted its current Vacancy Management and Reset Plan which committed \$5.7 million to repair 467 units of housing. As of December 31, 2023, CityHousing Hamilton had fully completed 51% or 243 units. CityHousing Hamilton reported being on track to meet their commitment achieving a 2% vacancy rate by December 2024. As Service Manager, we continue to work with CityHousing Hamilton to ensure that vacancies are addressed.

While there is no single industry standard, 2 – 3% is generally considered a reasonable vacancy rate depending on the size and type of provider. In 2023 there were 133 vacancies for non-CityHousing Hamilton Social Housing units, representing a vacancy rate of 2.8% compared to 165 vacancies in non-CityHousing Hamilton Social Housing units reported in December 2022, representing a vacancy rate of 3.3%.

New Units

Two new buildings with a total of 176 units were added to the Community Housing Portfolio in 2023: 8 Roxanne and 35 Arkledun Avenue. CityHousing Hamilton developed 8 Roxanne with 103 units, 62% of which are deeply affordable rent geared-to-income and 38% moderately affordable 'half-market' rent. Dorothy Day Place, a five-story

building at 35 Arkledun Avenue run by Good Shepherd, has 73 supportive housing units.

Provider	Address	Replacement Rent-Geared-to-Income Units	New Rent-Geared-to-Income /Rent Supplement units	Market Units	Total
CityHousing Hamilton	8 Roxanne	73	0	30	103
Good Shepherd	35 Arkledun Avenue	0	73	0	73

Rent Subsidy Units & Work Orders/Violations

A list of social housing addresses in the City of Hamilton was provided to Licensing and By-law Services to cross-reference with property violation data. In total, from January until December 2023, of the 1790 social housing addresses receiving rent subsidies, 145, or approximately 8% of addresses, had received a property violation notification. Of these, 101 were in compliance of the work order received and 42 were either in non or partial compliance and were having the work ordered carried out through contractors. One additional project was in the process of being investigated. There were also 322 occurrences (and three cancelations) where no violation was found to have occurred, i.e., either no violation was determined at the time the officer attended or compliance was met prior to the issuance of an order. In addition, Residential Care Facilities which are not considered social housing but receive a form of rent subsidy through per diem agreements, have proactive semi-annual and annual inspections each year. During these inspections multiple property standard violations typically result, which lead to re-inspections and may uncover additional property standard violations during these re-inspections. Charts detailing violations & investigations, count and compliance can be found in Appendix B. A list of social housing addresses, including ward information and violation type can be found in confidential Appendix C, with a heat map identifying concentration areas of the social housing addresses by ward in Appendix D.

Licensing and By-law Services will continue to follow-up on by-law violations and provide yearly data to Social Housing with respect to units in receipt of rent subsidies. In turn, Social Housing will analyse and report back to Council on property order violations in the annual social housing update report. Based on one year of data, the majority of property complaints (69%) were determined not to be violations, and of the complaints that were violations, Housing Providers had a high rate of complying and carrying out the work orders. The City of Hamilton agreements allow for Service Managers to take action through remedies with Housing Providers who do not action work order violations.

Alternatives

Not applicable.

Relationship to Council Strategic Priorities

Priority 2: Safe & Thriving Neighbourhoods

- Preservation and expansion of affordable rental housing

Previous Reports Submitted

- [2022 Social Housing Annual Update](#) (HSC23016)
- [Contractual Obligations and Substandard Tenant Conditions](#) (HSC24009)

Consultation

The following internal divisions were consulted and are supportive of the information presented in this report:

Heather Snider, Financial Coordinator, Housing Services/ Corporate Services Department, Financial Planning Administration and Policy Division

Tamara Reid, Manager - Enforcement, Planning and Economic Development Department, Licensing & By-law Services Division.

Stefanie Wiebe, Project Manager Licensing and Bylaw Services, Planning and Economic Development Department, Licensing & By-law Services Division.

Appendices and Schedules Attached

Appendix A: 2023 List of Social Housing Providers

Appendix B: Chart Summaries of By-law Violations

Appendix C: CONFIDENTIAL – Rent Subsidy Addresses & By-law Violations
Confidential Appendix C is private & confidential in accordance with Section 239(2)(b) of the Municipal Act 2001 as it contains personal matters about an identifiable individual, including City or local board employees;

Appendix D: 2023 City Funded Properties Heat Map

Prepared by: Elissa Press, Senior Policy Analyst & Pilar Homerston, Social Housing Manager, Housing Services, Healthy and Safe Communities

Submitted and recommended by: Michelle Baird, Director, Housing Services, Healthy and Safe Communities

Appendix “A” to Report HSC23016(a)**Page 1 of 1**

2023 Social Housing Providers funded by the City of Hamilton are listed below:

Ancaster Village Non-Profit Homes
Andes Heritage Co-operative
Artaban Non-Profit Homes
CityHousing Hamilton
Corktown Co-operative Homes
Eaton Place (Flamborough) Inc.
Ebony Group Community Homes of Hamilton
Good Shepherd Non-profit Homes Inc.
Halam Park Housing Co-operative Inc.
Hamilton Baptist Non-profit Homes Corporation
Hamilton Senior's Citizens
Hamilton East Kiwanis Non Profit Homes Inc.
Hamilton Jewish Homes
Heritage Green Senior Centre
Indwell Community Homes
ITCA Community Involvement Inc.
Lions Freelon Villa Non-Profit Housing
LIUNA (Hamilton) Association
Local 1005
Los Andes of Hamilton Co-operative Inc.
McGivney Community Homes Inc.
McMaster Community Homes
Meridian Co-operative Homes Inc.
Ontario Aboriginal Housing Support Services
Ryerson
Sacajawea Native Non-Profit Housing, Inc.
Slovenian Society of St Joseph
Sons of Italy
Southern Lights Co-operative
Stoneworth Co-operative
Stoney Creek Community Homes
Tabby Town Urban Co-op
The Ukrainian Villa
Township of Glanbrook Non-Profit Housing Corporation
Victoria Park Community Homes
Wesley Community Homes Inc.
Women's Community Co-op

Appendix “B” to Report HSC23016(a)

Page 1 of 3

Chart A – Violation Type, Count and Compliance

Violation Type	Count	Compliance	2023 investigations
Garbage/debris- private property- By-law 10-118	58	Complied- 31 Carry out work- 26 Blank -1	33
Heat-By-Law 04-091	1	Complied – 1	1
Hedge Obstructing Sightlines of Vehicles on Road By-Law-10 - 142	1	Complied- 1	1
Inoperable Vehicles – Private Property- By-Law 10-118	1	Carry Out Work-1	
Long Grass/Weeds- Private Property- By-Law 10-118	10	Complied- 4 Carry Out Work- 6	5
Long Grass/Weeds & Garbage Debris- Private Property- By-Law 10-118	18	Complied- 11 Carry Out Work- 7	10
Noise-By-Law 11-285	4	Complied - 4	3
Property Standards-By-Law 23-162*	35	Complied- 32 Carry Out Work- 2 Blank – 1	12
Property Standards (Public Health) (By-law 23-162)	1	Complied - 1	1
Property Standards (Tree) (By-law 23-162)	1	Complied-1	1
Property Standards 10-221-Tree	4	Complied- 4	1
Property Standards [10-221]	1	Complied-1	-
Signs-Election-By-Law 10-197	1	Complied-1	1
Snow & Ice on Sidewalks – Enforcement – By-Law 03-296	7	Complied-7	6
Tenants- Property Standards [10-221]	1	Complied- 1	-
Zoning-By-Law 05-200	1	Complied- 1	-
Total	145	Carry out work- 42 Complied- 101 Blank- 2	75

*Property Standards By-law 10-221 was repealed September 2023 and is now Property Standards By-law 23-162. Violations for property standards 10-221 and 23-162 merged in charts.

Appendix "B" to Report HSC23016(a)

Page 2 of 3

Chart B – No Violation, Count, and Investigations

Complaint No Violation	Count	2023 Investigations
Dumping – Private Property- By-Law 10-118	13	5
Establishment Licence-By-Law 07-170	1	1
Fence By-Law – By-Law 10-142	1	1
Fireworks-By-Law 02-285	1	1
Garbage/Debris – Private Property – By-Law 10-118	55	36
Heat-By-Law 04-091	16	3
Hedge Obstructing Pedestrian Traffic on Sidewalk – By-Law 10-142	1	-
Infill 15-091 Installation of Equipment on Roads	1	-
Infill 86-077	1	1
Inoperable Vehicles – Private Property- By-Law 10-118	2	1
Long grass/weeds – Private Property- By-Law 10-118	13	12
Long Grass/Weeds & Garbage Debris- Private Property- By-Law 10-118	5	3
Noise-By-Law 11-284	1	-
Noise-By-Law 11-285	70 Cancelled – 1	43
Property Standards-By-Law 23-162*	74 Cancelled-1	37
Property Standards (Public Health) (By-law 23-162) **specific to pests	4	2
Property Standards (Tree) (By-law 23-162)	3 Cancelled-1	4
Property Standards 10-221-Tree	8	4
Signs – Mobile- By-Law 10-197	1	-
Snow & Ice – Private Walkways/Stairs-By-Law 10-118	2	-
Snow & Ice on Sidewalks – Enforcement-By-Law 03-296	21	15
Streets By-Law-By-Law 86-77	7	3
Tenants- LGW &GD [10-118]	1	1
Tenants- Property Standards [10-221]	9	2
Tenants- Vital Services [09-190] – No Gas	1	1
Zoning-By-Law 05-200	10	5
Total	322 (+ 3 cancelled)	180

Appendix “B” to Report HSC23016(a)

Page 3 of 3

Chart C – Violations Under Investigation and Count

Violation – Under Investigation/Investigating	Count	Investigation
Property Standards-By-Law 23-162	1	1
Vacant Building Registry By-Law 17-127	1 (unregistered vacant)	
Total	2	1

Chart D- Violations by Ward

Ward	# of subsidized addresses	# of RGI social housing addresses	Total # of violations	# of RGI social housing violations	Total # violations in compliance	# RGI social housing violations in compliance	Total # of work orders carried out	Total # of RGI work orders carried out	Total # of unique addresses for work orders
1	62	29	7	1	7	1	0	0	N/A
2	269	42	14	3	10	2	4	1	3
3	296	238	32	27	13	12	19	15	9
4	396	331	32	25	18	14	14	11	11
5	85	15	13	1	13	1	0	0	N/A
6	161	111	15	8	14	7	1	1	1
7	255	223	11	9	9	7	2	2	2
8	62	41	5	5	5	5	0	0	N/A
9	56	46	9	6	7	4	2	2	1
10	7	3	0	0	N/A	N/A	0	0	N/A
11	3	1	0	0	N/A	N/A	0	0	N/A
12	3	1	0	0	N/A	N/A	0	0	N/A
13	14	5	0	0	N/A	N/A	0	0	N/A
14	27	10	1	1	1	1	0	0	N/A
15	1	1	0	0	N/A	N/A	0	0	N/A



City of Hamilton Report for Recommendation

To: Mayor and Members
General Issues Committee

Date: May 21, 2025

Report No: PED25098

Subject/Title: Donation of Monument Marking the Global Irish
Famine Way

Ward(s) Affected: Ward 2

Recommendations

- 1) That the City of Hamilton **ACCEPT** the donation of a monument commemorating the Irish migration to Hamilton and the Irish Famine, marking the extension of the Global Irish Famine Way to be installed along the Waterfront Trail at Pier 8;
- 2) That the Mayor and City Clerk be authorized and **BE DIRECTED** to execute any agreements and ancillary documents, between the City of Hamilton and the National Famine Way organization to accept the donation in a form satisfactory to the General Manager of Planning and Economic Development and the City Solicitor;
- 3) That \$15,000, donated by the National Famine Way organization, **BE DEPOSITED** to the Public Art and Monuments Maintenance Balance Sheet Account 22323-000100 for the long-term maintenance of the monument.

Key Facts

- The Global Irish Famine Way is an initiative of the Irish Heritage Trust and the National Famine Museum. The Irish Famine Way follows the journeys of Irish Famine emigrants and will be the largest heritage trail in the world.
- Bronze shoes that mark the trail will be installed in 15 locations across Canada including Grosse Ile, NFLD, Quebec City, QC, Ottawa, Toronto, Niagara and Kingston, ON among others.
- The bronze shoes have a granite base with an interpretive plaque; the proposed installation location is along the Waterfront Trail at Pier 8.

Donation of Monument Marking the Global Irish Famine Way (Ward 2)

Page 2 of 4

-
- Staff evaluated the Detailed Donation Proposal (Appendix A) based on criteria outlined in the Council approved Art and Monuments Donation Policy. Criteria include relevance, appropriateness of location, durability, public safety, and legal requirements.
 - Staff concluded the donation satisfies the criteria, has negligible cost impacts on the City and will add to the cultural richness of Hamilton's Waterfront.

Financial Considerations

All fabrication and installation costs will be funded through the donor with an estimated cost of \$13,410. An additional contribution of \$15,000 will be provided by the donor to offset the long-term maintenance costs for the monument. This amount was determined through the specifications in the Art and Monuments Donation Policy.

Background

The National Famine Way approached the City about Hamilton's inclusion on the Global Irish Famine Way in July 2024. A Detailed Donation Proposal was received on July 11, 2024.

Analysis

The Detailed Donation Proposal was reviewed and evaluated as per the requirements and processes outlined in the Council approved Art and Monuments Donation Policy.

The Detailed Donation Proposal was circulated for comment to staff from Planning and Economic Development, Immigration Partnerships, Parks, Heritage Resource Management, and Placemaking, Public Art & Projects. The following is an overview of comments:

Heritage Resource Management:

- The subject matter of the monument as described in the Detailed Donation Proposal is factual, does not duplicate any existing monument in the City, and is relevant to many Hamiltonians.
- The selected location is appropriate and fits well with the interpretive themes of the area already communicated in existing interpretive plaques and plans.

Parks:

- The monument will not interfere with any utilities, existing structures, or Parks maintenance. Parks staff had no concerns about the selected location.

Immigration Partnership:

- The City has three statues in total that focus on its immigration history, all in the downtown core, none of which focus on the Irish population.

Donation of Monument Marking the Global Irish Famine Way (Ward 2)

Page 3 of 4

- Staff support the monument installation as immigration was and is, important to Hamilton's growth, development, and identity; the Irish were a significant population in the 19th century.
- The interpretive panel will provide needed context.

Public Art:

- The proposed materials of bronze and granite are robust, durable and will minimize on-going maintenance requirements.

Staff estimate cost for the granite of approx. \$3,400 including installation, \$2,700 for interpretive plaque fabrication and installation, and additional \$7,310 for the foundation and geotechnical review. The total estimated cost is \$13,410. The bronze shoes will be supplied by the donor and shipped and stored until time of install at the donors' expense.

Conclusion

Staff confirm the donation satisfies the requirements of the Art and Monuments Donation Policy. Consultation with relevant internal City departments showed support for the installation. Staff therefore recommend entering into a donation agreement with the Irish Famine Way to accept and install the monument as described in the Detailed Donation Proposal.

Alternatives

Not applicable.

Relationship to Council Strategic Priorities

This recommendation supports the following Council Priorities:

- 2. Safe and Thriving Neighbourhoods
- 2.3. Provide vibrant parks, recreation and public space

The Global Irish Way monument will contribute to the vibrancy of the Waterfront Trail by adding an informative and educational installation for park users. No other monument in Hamilton reflects the Irish immigrant experience.

Previous Reports Submitted

The Art and Monuments Donation Policy (PED19068) was approved by General Issues Committee on April 3, 2019:

- [10.2 PED19068.pdf](#)
- [10.2 PED19068 - Appendix A.pdf](#)
- [10.2 PED19068 - Appendix B.pdf](#)

Donation of Monument Marking the Global Irish Famine Way (Ward 2)**Page 4 of 4**

and approved with amendments by Council at its April 10, 2019 meeting:

- [Agenda Package - Council_Apr24_2019.pdf](#)

Consultation

- Andrea Smith, Senior Consultant - West Harbour Redevelopment, Planning and Economic Development
- Cory Manning, Superintendent – Parks North, Parks & Cemeteries Section, Environmental Services Division, Public Works Department
- Debra Seabrook, Manager, Heritage Resource Management Section, Tourism and Culture Division, Planning and Economic Development Department
- Esther Knecht, Conservator, Public Art, Placemaking & Projects, Tourism and Culture Division, Planning and Economic Development Department
- Meredith Leonard, Senior Curator, Heritage Resource Management Section, Tourism and Culture Division, Planning and Economic Development Department
- Sarah Wayland, Senior Project Manager, Immigration Partnership, Planning and Economic Development
- Travis Hill, Curator, Indigenous Culture & Heritage, Heritage Resource Management & Indigenous Relations Division, Planning and Economic Development Department

Appendices and Schedules Attached

Appendix A: Detailed Donation Proposal

Prepared by:

Peter Fortune
Manager, Placemaking, Public Arts & Projects
Tourism and Culture, Planning and Economic Development

Submitted and recommended by:

Lisa Abbott
Director, Tourism and Culture
Planning and Economic Development Department

Detailed Donation Proposal

Donation of Monument Marking the Global Irish Famine Way

Donation proposed by:

National Famine Way

<https://nationalfamineway.ie/>

Funded by:

Mistara Foundation

P.O. Box 42071

RPO Conestoga Mall

Waterloo, Ontario

N2L 6K5

Description of Proposed Monument

The proposed donation is of a set of bronze shoes atop a granite plinth and base that will be consist with other bronze shoes installations in Ireland and elsewhere along the Global Irish Famine Way. The shoes are affixed to the plinth using a 10mm threaded bar included with the shoes. The base into which the plinth is set will be inscribed with the trail name in English, Irish, and French.

Plinth and Base:

- The plinth will be carved in a gray granite, closest colour available to original plinths on the National Famine Way Mother Trail in Ireland.
- cut with angled smooth top surface set into the base. The base will have the Trail name inscribed in English and Irish.
- Text: Global Irish Famine Way (EN) Slí Dhomhanda an Ghorta Mhóir (GA)
- Type: the font is Arial black, 30mm vertical.
- The base of the monument is approximately 37 inches long, 22 inches deep, and 9 inches high.
- The plinth is approximately 10 inches long, 10 inches deep, 23 inches in high (rear), 20 inches in height (front)



Figure 1-2: Examples of other monuments along the National Famine Way in Ireland.



Figure 3: Example of text included on plinth.

Bronze Shoes:

- The shoes weigh 3kg and are approximately 7.5 inches long, 6 inches wide, and 3 inches tall.
- The shoes come with 2 no. threaded receiver plugs set into the bottom of the bronze shoes (to take 10mm threaded bar).

- These are recessed approximately 35/40mm into base of shoes.
- The threaded bar length is 90mm in total (40mm threaded into shoe base) and 50mm exposed.
- 2 no. holes should be drilled into stone plinth 12mm in diameter and approximately 60mm deep.
- The holes should be blown clean and Mastic resin or equivalent inserted into holes. The shoes should be placed into the drilled holes and allowed to set.



Figure 4-6: Images of the bronze shoes that will be cast and sent to Hamilton.

Interpretive Plaque:

An interpretive plaque will be installed next to the monument with the name of the monument, donor recognition, and a brief historical background of the monument.

A QR code will be included on the interpretive plaque will link visitors to the Global Irish Famine Way website: <https://nationalfamineway.ie/global-irish-famine-way/>

Proposed Location

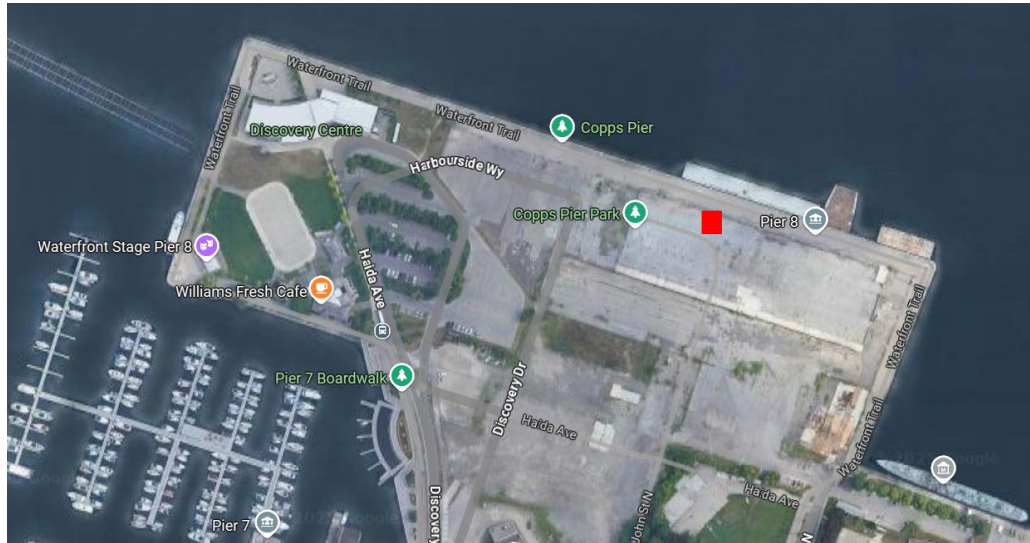


Figure 7: Proposed location along Waterfront Trail indicated in red.



Figure 8: View of the proposed location from Harbourside Way, monument will be placed on the grass next to the Waterfront Trail, an accessible walkway. The monument will be next to an existing Corten steel art piece and playground.

Reasons for and Relevance of the Monument

The City of Hamilton's position at the "Head of the Lake" and gateway to the Gore District and townships beyond, meant it was an important port for immigrants arriving to Canada West during the years of the Irish Famine (1845-1847). The city received upwards of 16,000 migrants in the summer of 1847 alone, more than double its population of 7000. Over half of those, 16,000 required assistance in the form of food, shelter and medical treatment for typhus and other ailments. The majority of those assisted, about 80 per cent were Irish.

- The monument will be a reminder of this past and reflect the background and stories of many of Hamilton's citizens.
- As noted by Staff working in Immigration Partnerships, there is currently no monument in Hamilton that reflects the Irish immigrant past.

The proposed location is located along the north and east edges of Pier 8. This 30-meter-wide accessible walkway is ideal as it is close to where the Irish Famine migrants arrived by ship to Hamilton in the years 1845-1847 and where they were housed in temporary sheds and treated in the temporary Emigrant Hospital.

- The monument will be used as an educational tool to reflect on this aspect of the location. The interpretive plaque will lead viewers to the National Famine Way website, where more information and resources can be found.

Today, Hamilton is home to a large number of immigrants from different backgrounds.

- This monument will resonate with other groups in Hamilton and will reflect on the shared past of many communities.

Installation and Maintenance statement

Installation:

The donor will be responsible for all costs of installation including:

- The granite plinth will be sourced, carved, and delivered to site by Brian Rees, owner of Johnny Tombstone Lettering Co., a local Hamilton business. A quote provided on November 4, 2024 was \$3,400.
- The site will be prepared by Soil-Mat Engineers & Consultants LTDA with a geotechnical review.
- A concrete pad slightly larger than the monument and a 4-foot-deep concrete footing will be installed by Three Seasons Landscaping for approximately \$6,800. A slight slope will be incorporated for drainage.
- The footings, subgrade, and concrete footings will be inspected by Soil-Mat Engineers to ensure the monument will be stable. The total cost for engineering is estimated at \$500-1,000 depending on the duration and frequency of site visits.
- Bronze shoes will be cast at a Bronze Art Ireland, and shipped to Hamilton with threaded receiver plugs that will be set into the bottom of the shoes by the foundry. Two 10mm threaded bars will be supplied by the donor and installed into the receiver plugs on site. Epoxy will be used to add additional strength to the connection.
- The shoes will be stored at the donor's expense until installation.

- Johnny Tombstone Lettering Co. will assist with securing the bronze shoes to the granite plinth before installation.
- Installation will occur Q3 2025 with little to no disruption to users of the Waterfront Trail, playground, or other City staff.

Maintenance Considerations:

- The concrete pad will ensure no damage to the monument from landscaping and snow removal activities. The platform serves only as a foundation for the plinth and will not be large enough for viewers to stand on. The platform will be set away from the walkway so as not to be a tripping hazard.
- The shoes will be flushed with the granite plinth to prevent theft. The top of the plinth will be curved to also prevent theft.
- The shoes will be cleaned and hot waxed by City staff or a contractor every 2-3 years to prevent accelerated bronze deterioration. This maintenance activity will be covered by the maintenance donation.
- The granite will not need any reoccurring maintenance tasks.



City of Hamilton Report for Consideration

To: Mayor and Members
General Issues Committee

Date: May 21, 2025

Report No: PED25131

Subject/Title: Designation of a Business Improvement Area in
Hess Village on Hess Street North and George
Street

Ward(s) Affected: Ward 2

Recommendations

- 1) That the area located between Hess Street North (Main Street West to King Street West) and George Street (Queen Street North to Caroline Street North) excluding the commercial properties on the north side of King Street West BE DESIGNATED as the Hess Village Business Improvement Area;
- 2) That the City Clerk's Division be authorized and directed to circulate the proposed area with the notice of intent to approve the designating by-law in accordance with Sections 204, 210, 212 and 213 of the Municipal Act 2001; and,
- 3) That the City Solicitor be authorized and directed to prepare the necessary by-law.

Key Facts

- Report PED25131 recommends the designation of a Business Improvement Area in Hess Village between Hess Street North and George Street including commercial and industrial zoned properties between Main Street West and King Street West, and commercial and industrial zoned properties between Queen Street North and Caroline Street North (as shown in Appendix A to Report PED25131).
- This would exclude the commercial and industrial zoned properties on the north side of King Street West as they are currently still designated to the King Street West Business Improvement Area that is in dormant status until 2026.

**Designation of a Business Improvement Area in Hess Village on Hess Street
North and George Street (Ward 2)**
Page 2 of 4

Financial Considerations

The designation of a Business Improvement Area in Hess Village will have no financial implication for the City of Hamilton as the operating budget for the Business Improvement Area will be totally derived through levying the Business Improvement Area members.

Background

The Economic Development Division, Commercial Districts and Small Business Section, received correspondence dated on June 9, 2023, from Adrian Mekli and Mike Pernfuss, a group that represents the property owners and business operators in Hess Village requesting information on how to establish a Business Improvement Area. On June 13, 2023, the Manager of Commercial Districts and Small Business and Business Development and Business Improvement Area Officer met with property owners and business operators in Hess Village to explain the benefits and process to establish a Business Improvement Area. The meeting was held at the request of the property owners and business operators and information was provided on the concept of a Business Improvement Area, the activities and responsibilities of a Business Improvement Area and the legislative process for designating a Business Improvement Area. A Steering Committee (made up of Hess Village property owners and business operators) was established and steps began in steps began to educate impacted commercial and industrially zoned properties, including the business operator tenants on the proposal for this Business Improvement Area creation. Ongoing contact was also established with the Ward 2 Councillor.

To facilitate the discussions with impacted property owners, who ultimately pay for the Business Improvement Area levy that funds the Business Improvement Area budget, staff provided the Steering Committee with financial modelling tables that specifically outlined how much each commercial and industrial zoned property would contribute to the overall proposed annual budget of \$50,000.

Starting in early 2024, meetings were established the last Tuesday of every month. Attendance typically ranged between 15 to 30 attendees, depending on availability. A Hess Winter Village and Market event in December 2024 was intended to show the impacted business operators and property owners the potential and benefits of creating a Business Improvement Area. This was intended to be a litmus test of sorts, to show prospective Business Improvement Area members the value this designation could bring to the area in marketing, advertising, activations and ultimately attracting visitors into Hess Village, ultimately resulting in benefits to the small businesses and restaurants in the area. This event was fully funded through fundraising initiatives and sponsorships. Ultimately very well received by the area, the Hess Winter Village and Market event was recognized with the 2024 Innovative Tourism Award, Regional Tourism Office (RTO) for Hamilton, Halton and Brant.

**Designation of a Business Improvement Area in Hess Village on Hess Street
North and George Street (Ward 2)**

Page 3 of 4

The Steering Committee has also created a Hess Village website that includes information on events and comprehensive business directory. Also created a mailing list that enabled the Steering Committee to share information and address any questions from the prospective membership. Hess Village has also established a social media presence with over 2,000 followers on Instagram. Direct canvassing of impacted property owners and merchant tenants started in July 2024.

On March 25, 2025, a final vote was held to determine if there was support to create a Business Improvement Area. Of the 65 eligible property owners and business operators, 51 voted in favour. A 2/3 majority is required (66%) and this 78% exceeded that threshold.

If, in the future, sufficient interest to expand the boundaries of the Business Improvement Area is evident, staff will take the appropriate steps to work with the Hess Village Business Improvement Area Board of Management for the purpose of expanding the Business Improvement Area boundaries.

Analysis

The designation of a Business Improvement Area in Hess Village will have no staffing implications for the City of Hamilton.

The Municipal Act 2001, Sections 204 provides the legislative authority to designate a Business Improvement Area. The process for designating a Business Improvement Area is dictated by *The Municipal Act*, Section 210, Subsections (1), (2), (3), (4), (5) and (6); Section 212 (a), (b) and (c); and, Section 213. Ultimately, the decision to establish a Business Improvement Area will rest on the results of the notice of intent sent by the City Clerk's Division to those who are entitled to receive such notice. Staff will advise Council of the outcome of the notice.

Alternatives

Not applicable.

Relationship to Council Strategic Priorities

1. Responsiveness & Transparency
 - 1.1. Build a high performing public service.

Previous Reports Submitted

Not Applicable.

**Designation of a Business Improvement Area in Hess Village on Hess Street
North and George Street (Ward 2)**

Page 4 of 4

Consultation

- Corporate Services, Taxation Division
- Corporate Services, Legal Division
- Corporate Services, Legislative Services

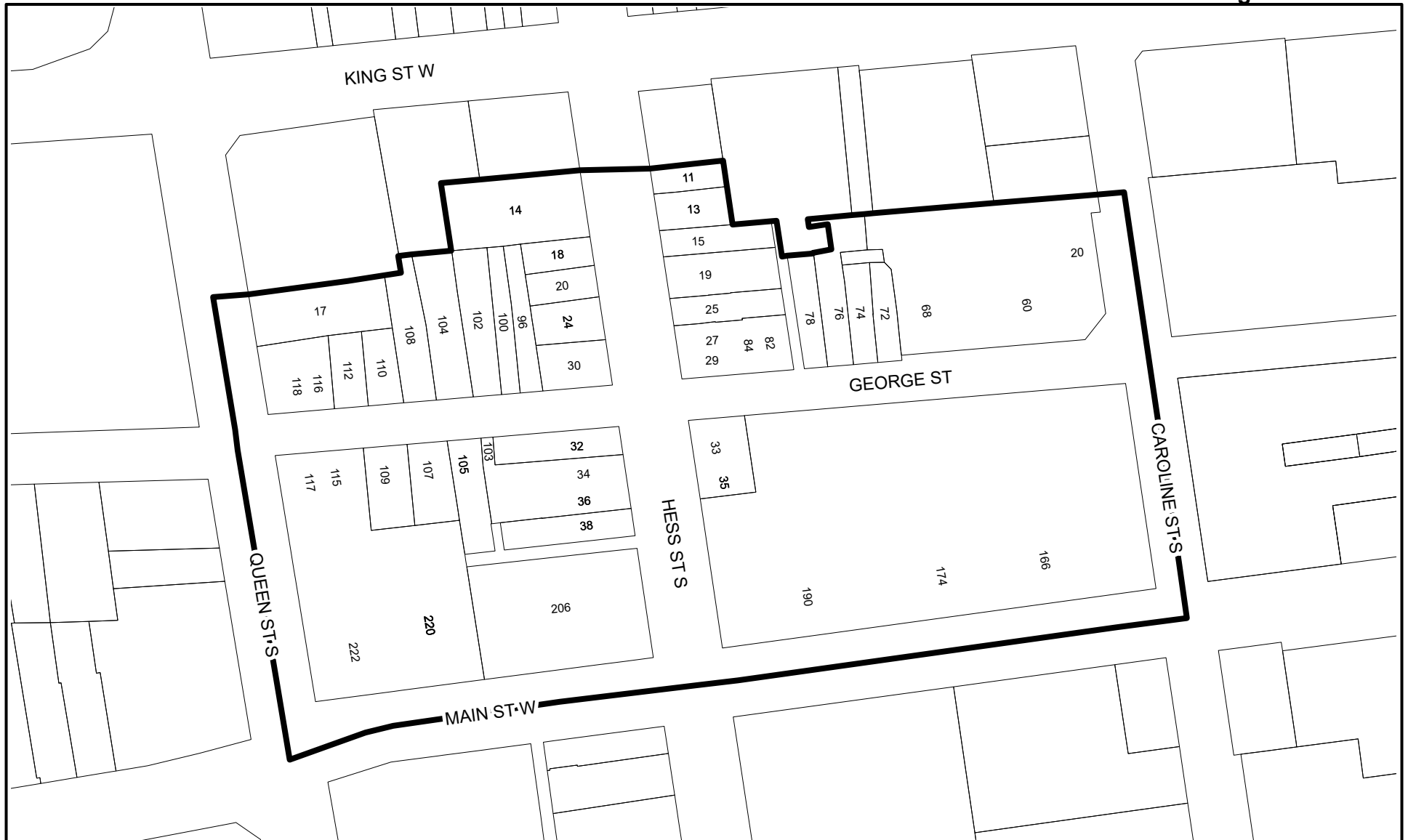
Appendices and Schedules Attached

Appendix A: Hess Village Business Improvement Area Proposed Boundaries

Appendix B: Reimaging Hess Village BIA Proposal – Image deck


Prepared by: Cristina Geissler, Business Development and Business Improvement Area Officer, Planning and Economic Development Department, Economic Development, Commercial Districts and Small Business

Submitted and recommended by: Norm Schleeahn, Director, Planning and Economic Development Department, Economic Development



Hess Village BIA

Legend

 Hess Village Business Improvement Area

Date:
April 3, 2025



Not to Scale



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors.
[2025] May Not be Reproduced without Permission.
THIS IS NOT A PLAN OF SURVEY

Reimagining Hess Village

BIA PROPOSAL





Imagine a unique new destination where Hamiltonians of all ages gather to enjoy eclectic dining, shopping and entertainment.

We now invite you to join us in writing the exciting new chapter in the story of Hess Village, collaborating George and Hess Streets in this collective mission resulting in future growth and vibrance of our businesses and success for our great city of Hamilton.

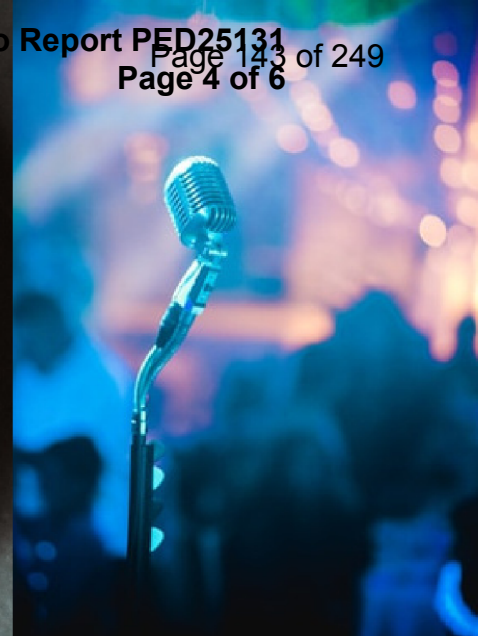
OVERVIEW:

Hess Village, a vibrant enclave renowned for its nightlife, urban dining and energetic atmosphere, stands at a pivotal time in its evolution. While historically celebrated for its lively bar and dining scene, the time has come to elevate and take its identity to an even greater destination. Forming a Business Improvement Area (BIA) not only presents an opportunity to enhance economic prosperity but also to reshape and transform Hess Village's image. Let's embark on a journey to reimagine and rebrand our beloved district for a brighter, more sustainable future.

SHIFTING THE NARRATIVE:

As we look to the future, Hess Village's identity must transcend its historic party reputation. By spotlighting the district's diverse array of offerings, including eclectic dining experiences, boutique shops, entertainment experiences and cultural attractions, we can attract a broader demographic. Through strategic branding and messaging, we'll emphasize the depth and richness of Hess Village's offerings beyond its nightlife scene.





CULTIVATING A DISTINCTIVE IDENTITY:

.....

A rebranded Hess Village will embody sophistication, authenticity, and inclusivity. We'll celebrate our heritage while embracing a vision of growth and renewal. By curating a unique blend of experiences, events, and amenities, we'll position Hess Village as a destination of choice for locals and visitors seeking enriching experiences and genuine connections.

FOSTERING A CULTURE OF RESPONSIBILITY:

.....

Prioritizing responsible hospitality and community stewardship, we'll implement measures to promote safety, mitigate pollution, and ensure a welcoming environment for all.

Through partnerships with local authorities, advocacy groups, and businesses, we'll lead by example, demonstrating our commitment to the well-being of our community and the sustainability of our district.

ENGAGING STAKEHOLDERS IN THE JOURNEY:

.....

The rebranding of Hess Village is a collective endeavor that requires the input and support of all stakeholders. Through community forums, workshops, and collaborative decision-making processes, we'll ensure that diverse voices are heard and valued. Together, we'll co-create a vision for Hess Village that reflects our shared values, and aspirations.

SIGNATURE ENTERTAINMENT EXPERIENCES:

The BIA committee will select entertainment experiences that drive the public to Hess Village, and our businesses. Live music will infuse the streets with soulful melodies, creating an atmosphere that resonates with the rhythm of community life. Additionally, periodic concerts will serve as marquee events, drawing diverse audiences and adding to the vibrancy of our district. These musical offerings will become integral to the fabric of Hess Village, enriching the cultural tapestry, and reinforcing our identity as a dynamic hub of creativity and entertainment.

CHRISTMAS MARKET EXTRAVAGANZA:

A highlight of our reimagined Hess Village will be the annual Christmas Market, transforming the district into a winter wonderland of festive delights. With twinkling lights, artisanal vendors, and seasonal entertainment, and food and drink experiences, the market will enchant visitors and locals alike, fostering a sense of holiday magic and community spirit.



In conclusion, the formation of a BIA for Hess Village represents more than just a practical measure for economic development—it's an opportunity to redefine our identity and chart a new course for sustainable success.

By embracing change, fostering inclusivity, and prioritizing responsibility, we'll position Hess Village as a beacon of innovation, vibrancy, and community pride.

Let's embark on this journey together and write a chapter in Hess Village's storied history—one that reflects our collective vision for a brighter tomorrow.

VOTE FOR HESS VILLAGE BIA

In order for a BIA to be formed an area must be established first, then each tenant and landowner gets to vote on the initiative. With the goal of keeping a close knit community of stakeholders and an easily identifiable area we have chosen a 1 block radius area with the Hess and George Street intersection being its center and Queen, Caroline, King and Main being its outer borders. Our goal is to begin by raising \$100K to hire a business marketing and sales driven leader, invest in Public Relations support, and focus on 3 signature promotions, as voted by our assigned group.



A successful vote is determined by a YES vote from 2/3rds of respondents. Abstaining from the vote is not a vote NO, but rather it reduces the total vote size by one vote.

1. Address: _____
2. Property Owner / Tenant: _____
3. Increase in Taxes: _____
4. Vote: Y / N: _____
5. Name: _____
6. Email Address: _____
7. Signature: _____
8. Date: _____



City of Hamilton Report for Consideration

To: Mayor and Members
General Issues Committee

Date: May 21, 2025

Report No: PED25132

Subject/Title: Revised Board of Management for the Barton Village
Business Improvement Area

Ward(s) Affected: Ward 2 and 3

Recommendations

- 1) The following individual be appointed to the Barton Village Business Improvement Area Board of Management:
 - a. Matt Ridley – Crumbled;
 - b. Stef Dubbledam – Pinch;

Key Facts

- Changes to Board Members of the Barton Village Business Improvement Area Board of Management include appointment of two Directors increasing the number of Board Directors to 13.

Financial Considerations

There are no financial considerations as this is a change in the Barton Village Business Improvement Area Board of Management.

**Revised Board of Management for the Barton Village Business Improvement Area
(Wards 2 and 3)
Page 2 of 3**

Background

A meeting of the Board of Management of the Barton Village Business Improvement Area took place on January 27, 2025. At this meeting, the membership received the appointment of Matt Ridley and Stef Dubbledam.

Should Council adopt the recommendation in Report PED25132, the aforementioned Business Improvement Area member would be removed from the Business Improvement Area Board of Management and appoint their replacement.

Analysis

As per the *Municipal Act 2001*, Sections 204-215 governs Business Improvement Areas. Section (204) Subsection (3) stipulates “A Board of Management shall be composed of, (a) one or more Directors appointed directly by the Municipality; and (b) the remaining Directors selected by a vote of the membership of the improvement area and appointed by the Municipality”. Section 204 Subsection (12) stipulates “...if a vacancy occurs for any cause, the Municipality may appoint a person to fill the vacancy for the unexpired portion of the term and the appointed person is not required to be a member of the improvement area.”

Alternatives

Not applicable.

Relationship to Council Strategic Priorities

1. Responsiveness & Transparency
 - 1.1. Build a high performing public service.

Previous Reports Submitted

Not Applicable.

Consultation

Not applicable.

Appendices and Schedules Attached

Not applicable.

**Revised Board of Management for the Barton Village Business Improvement Area
(Wards 2 and 3)**

Page 3 of 3

Prepared by: Cristina Geissler, Business Development and Business Improvement Area Officer, Planning and Economic Development Department, Economic Development, Commercial Districts and Small Business

Submitted and recommended by: Norm Schleeahn, Director, Planning and Economic Development Department, Economic Development



City of Hamilton Report for Consideration

To:	Chair and Members General Issues Committee
Date:	May 21, 2025
Report No:	FCS25024
Subject/Title:	Hamilton Public Library Infrastructure Capital Request
Ward(s) Affected:	City Wide

Recommendations

1. That the \$1.5 M capital funding request from the Hamilton Public Library (HPL) for IT infrastructure upgrades **BE APPROVED**;
2. That the funding for this capital project **BE PROVIDED** through a 50/50 cost-shared approach between the Hamilton Public Library Reserves (Reserve #106008) and the City's Unallocated Capital Reserve (Reserve #108020); and
3. That staff **BE DIRECTED** to coordinate with HPL to ensure the infrastructure upgrades align with the City's cyber security and digital infrastructure priorities.

Key Facts

- The purpose of Report FCS25024 is to secure funding for a previously omitted capital request of \$1.5 M for IT infrastructure upgrades at HPL in the 2025 Tax Supported Budget.
- The Library's capital submission was omitted from the 2025 Budget submission.
- The upgrades are critical to completing the separation of HPL's systems from City IT infrastructure following the 2024 cyber event.
- Funding will be allocated through reserves and will not impact the 2025 Net Tax Levy.
- The request aligns with a Council motion from February 12, 2025, directing staff to work with HPL to develop a financing plan and report back in Q2.

Financial Considerations

The total estimated cost for the proposed capital work is \$1.5 M. Staff is recommending that the funding be split evenly (50/50) between the Library Reserves and the City's Unallocated Capital Reserve. There will be no impact to the 2025 Net Tax Levy. Not funding the request would delay critical IT infrastructure replacements and potentially increase risks to service delivery and data security.

Background

On February 12, 2025, Council adopted a motion (Item 7.11(f)) that acknowledged the omission of the \$1.5 M in HPL capital funding from the 2025 Tax Budget and directed staff to develop a funding strategy using reserves and report back in Q2, 2025. The request was also outlined in HPL's January 28, 2025 budget presentation (Appendix "B" to Report FCS25024) and further supported in the letter dated February 5, 2025, from the Chief Librarian (Appendix "C" to Report FCS25024).

Analysis

Following the cyber incident in 2024, HPL initiated efforts to separate its network from the City's, mitigating the risk and impacts of any potential future attacks. With the assistance of Hamilton Community Enterprise (HCE) Telecom Inc., HPL has already deployed its own enterprise firewall. However, further investments are required to:

- Replace aging network switches and routers
- Upgrade Wi-Fi infrastructure to meet current standards (Wi-Fi 5/6E)
- Replace server hardware nearing end-of-support
- Install a tiered backup system to improve data resilience

The total projected costs across 2025 and 2026 are \$1.5 M. The Library has committed to contributing from its own reserves (approximately \$4 M available) and requests City support to ensure timely delivery of these upgrades.

To support this acceleration, HPL has submitted a capital business case (Appendix "A" to Report FCS25024) requesting \$1.5 M in funding, broken down as follows:

Item	Schedule	Estimated Cost
Network Switch & Router Replacement	2025-27	\$950,000
Wi-Fi Upgrade	2025-26	\$140,000
Server Hardware Upgrade	2025	\$150,000
Tiered Data Backup Solution	2026	\$120,000
Contingency (9%)		\$140,000
Total		\$1,500,000

Alternatives

Not funding the request in 2025 would delay critical IT infrastructure replacements and potentially increase risks to service delivery and data security.

Relationship to Council Strategic Priorities

Safe & Thriving Neighbourhoods

The upgraded IT infrastructure enables libraries to continue serving as vital community hubs, by supporting access to technology, programming and study spaces in public facilities.

Responsiveness & Transparency

By advancing secure and modern digital infrastructure, this project supports efforts to modernize City systems, including implementation of the Digital Strategy and improvements in cyber security, network resilience and public service delivery.

Previous Reports Submitted

None

Consultation

- Paul Takala, CEO/Chief Librarian, Hamilton Public Library
- Cyrus Tehrani, Interim Chief Information Officer, City of Hamilton

Appendices and Schedules Attached

Appendix “A” to Report FCS25024 – Library IT Infrastructure Business Plan

Appendix “B” to Report FCS25024 – 2025 Hamilton Public Library Capital Budget
Submission

Appendix “C” to Report FCS25024 – Hamilton Public Library CEO Letter Requesting
Capital Review

Prepared by: Abdisalam Osman, Senior Policy Advisor
Corporate Services, Financial Planning, Administration and
Policy

**Submitted and
recommended by:** Kirk Weaver, Acting Director
Corporate Services, Financial Planning, Administration and
Policy

Date: March 18, 2025
To: City of Hamilton, Finance and Corporate Services
From: Paul Takala, CEO/Chief Librarian
Dijia Qin, Director, Digital Technology and Creation
Subject: **Business Plan for IT Infrastructure Capital Upgrade**

INTRODUCTION

We have been asked to provide a business case for the Information Technology (IT) Infrastructure upgrades related to our \$1.5 million capital request. This document provides that business case, please advise if additional information is required.

BACKGROUND

Supporting digital access to Hamilton residents has been a core public library service at HPL for several decades. Among many other tasks, residents come into our locations to apply for jobs, complete school assignments, print forms and navigate government services.

We have had a long partnership with the City in terms of delivering information technology services. The City IT department is located on the 6th floor of the Central library where there is a shared data centre. HPL utilizes some City enterprise applications and has been on a shared network layer. Because of the nature of our IT services includes providing access to residents, we worked for years to try and ensure our network traffic was sufficiently segregated from the City's. The cyber event of 2024 demonstrated that our continued reliance on the City network created significant risks for both parties. A critical part of rebuilding our technology infrastructure has been to work with the City to ensure that rebuilt and new systems are significantly more secure and separated from the City's.

The need for a capital infusion now to ensure we can continue to provide residents with access to technology and effectively manage our business is twofold:

1. **Network and WiFi Infrastructure Replacement** – After the cyber event, HPL worked with the City to rebuilt and segregate our network. The only option to restore service in a reasonable time frame was to use existing City switches and routers already in place. Working with Hamilton Community Enterprise (HCE) Telecom Inc, we have our own enterprise firewall deployed and now need to complete the rebuilding process by replacing the existing network equipment that is end-of-life (EOL). The same situation exists with our WiFi infrastructure. The existing Access Points (APs) are all end-of-life, and they need to be replaced with newer WiFi 5/6E

APs to meet growing public demand for wireless connectivity.

2. **HPL Server Infrastructure Replacement** – Our current server infrastructure is overdue for replacement and will reach end-of-support later in 2025. This includes necessary upgrades to our back-up infrastructure. It is important to note that during the pandemic, we were aware of the need to replace our core infrastructure and back-up systems but were faced with significant supply chain issues and inflated costs. In addition, our internal staff IT resources were focused on supporting our emergency response, so we delayed these investments. In 2024 our IT operating budget had to assume new costs related to enhanced cyber-security measures limiting our capacity to internally fund this needed infrastructure renewal.

Upgrading and segregating our Network, WiFi and Server infrastructure is necessary to securely and reliably maintain library services, including our ability to provide digital access to residents. Our public facing information technology services benefit residents in all parts of the City with a broad range of backgrounds, however, we need to recognize how vital these services are to residents with less resources and less options available for access.

WORK AND BUDGET SUMMARY

Item	Schedule	Estimated Cost
Network Switch & Router Replacement	2025-27	\$950,000
Wi-Fi Upgrade	2025-26	\$140,000
Server Hardware Upgrade	2025	\$150,000
Tiered Data Backup Solution	2026	\$120,000
Contingency (9%)		\$140,000
Total		\$1,500,000

HPL appreciates the opportunity to work with the City in understanding where the funding for this capital project totalling \$1.5M will originate. This approved capital funding for a network rebuild restructure is a critical component of the 2025 goals that HPL has pledged. HPL has reviewed the unallocated reserve balance – that totals approximately \$4M and will contribute what is deemed necessary and reasonable to ensure the installation of this network equipment in a timely manner.



DATE: December 11, 2024
TO: Chair and Members of the Board
FROM: Pam Byrne, Director of Finance
SUBJECT: **2025 Operating Budget - Updated - PB/PT**

RECOMMENDATION:

That the Hamilton Public Library Board approve the modified 2025 Operating Budget request of a net Levy of \$37,481,495, an increase of \$2,465,794 or 7.0% over the prior year's budget.

BACKGROUND:

The budget figures were presented to the Board for approval on November 20th, 2024. The Board approved the budget. Since that meeting, HPL was requested to edit its budget slightly to align with the City's budgeted numbers for the 2025 Year. The adjustment that HPL encountered was minimal, and the change's impact resulted in an expense increase of approximately \$87k for the year.

Several cost categories were impacted but overall, the change was deemed to be immaterial.

The original budget presented was a net Levy of \$37,395,010, an increase of \$2,379,309 or 6.8% over the prior year's budget. The revised budget now entails a net Levy of \$37,481,495, an increase of \$2,465,794 or 7.0% over the prior year's budget. The exact cost variance from the first budget presented to the current budget is \$86,485.

ATTACHMENTS:

2025RevisedOperatingBudget.pdf
2025RevisedBudgetTables.pdf



Date: December 10, 2024
To: Chair and Members of the Board
c.c.: Paul Takala, Chief Librarian/CEO
From: Pam Byrne, Director of Finance
Subject: **2025 Operating Budget Submission**

BACKGROUND

The 2025 operating budget submission maintains service levels while addressing needed investments in infrastructure to continue recovering from the cyber-attack.

In February 2024, the Hamilton Public Library and the City incurred a serious cyber-event that impacted operational capabilities. While HPL staff worked diligently to continue providing the services we could, Library Members were impacted for many months with some services not available. Library collections were available for borrowing; however, online systems such as placing holds were not available. Public computing access and printing were impacted for the longest period. Currently, public computing has been restored at all locations, and printing is available through staff assistance; the online system that facilitates self-service printing and payment is in the final stages of testing, with deployment expected in early December.

During this time, repair and a thorough review of HPL's network infrastructure were undertaken to ensure this occurrence does not repeat itself. This review has concluded that important upgrades and capital investment are needed to maintain the current services being provided by HPL in a capacity that our Members are accustomed to.

Also, within this period, different approaches have been adapted to ensure the safety and security of all who enter HPL. Training, constant teamwork, and partnering with outside parties to aid Members in need have been a focus and will continue to be vital in 2025. Necessary feasibility studies are underway to ensure a greater footprint for HPL to provide services to all its community members. These services range from borrowing materials to entertainment to necessary free services that are transacted at an outside location and may come with a fee.

Over the last several years, the following direction has been received by Council and subsequent submissions by the Library Board:

	<u>Direction</u>	<u>Library</u>
2014	0.0%	0.2%
2015	-----	1.5%
2016	1.0%	1.0%

2017	1.8%	1.8%
2018	1.5%	1.8%
2019	-----	2.4%
2020	2.0%	2.0%
2021	2.0%	1.5%
2022	2.0%	2.5%
2023	-----	3.5%
2024	-----	4.4%
2025	-----	7.0%

The Library has not requested a percentage increase over 4.4% in recent years. Over the past 11 years, HPL has maintained a budget average increase of 2.49%. 2025 is a significant year due to network infrastructure requirements. Equipment is getting older and needs upgrades and, in some instances, replacement. This is also coupled with the need to ensure safety and stability in all HPL areas requiring additional training and materials.

HPL's 2025 operating budget increase is at 7.0%.

2025 BUDGET OUTLOOK

The 2025 Operating Budget request is for a municipal contribution of \$37,481,495, an increase of \$2,465,794 or 7.0% over the 2024 Operating Budget of \$35,015,057.

Attached as Table 1 to this report is a 2025 Budget Outlook summarizing the changes by cost category. The biggest driver to the cost increase relates to the cost category called Contractual. Budget expenses seeking approval relate to additional firewalls, such as self-check upgrading of equipment, sorter upgrades, and website upgrades. These upgrades and enhancements are new and reflect the need for HPL and the City to have appropriate network separation. Hence, both organizations are less vulnerable to future disruptions from cyber-attacks. The total cost of these necessary investments outside the normal budgetary amounts is \$650,000.

The second biggest driver is people cost 3.0% cost of living adjustment (COLA) for non-union and union employee salary & wages, respectively, has been built into the budget for 2025. This is lower than the COLA we've been using last year. The focus in 2025, as it relates to people cost, is to ensure we have the correct talent in the proper locations – social workers – security guards – pages – librarians- or Digital Technology staff, all committed to serving HPL with their skill set and talents. The total cost increase over the prior year is \$1,000,000. Employing roughly 535 HPL staff. This budget submission does not increase the overall FTE (full-time equivalent).

Material and Supply

Material and supplies are increased by 3.3% over the prior year. This increase is directly related to increasing supplies for the branches to allow for more programming opportunities at the branch level. We also advocate for additional funds for Makerspace activities and want to engage more citizens and local businesses to use this service. It is an excellent opportunity to engage the small business community, allowing them to leverage marketing tools and materials.

Building and Ground

This cost category has increased by 8.0% over the prior year. Unfortunately, the bulk of these expenses are beyond our control and cannot be managed cost-wise. HPL is faced with rent and security increases. Projects are underway to ensure security costs are within budget or lower for 2025. Security costs for 2025 are budgeted at \$750,000, a decrease of over \$500,000 from 2023 actuals and a speculated decrease of \$350,000 from 2024 actuals.

Three locations—Red Hill, Parkdale, and Greenville — are facing additional rent increases. Costs are being controlled to the best of our ability, but these increases are within the arranged contractual agreements.

Financial

This cost category encompasses our own held insurance premiums – processing fees and legal and auditing fees. It is speculated that due to recent events, insurance fees, as well as auditing fees, may face a substantial increase. Legal fees have also increased over prior years due to union negotiations that will occur in 2025.

Compounding the increase is the addition of HPL undertaking its own insurance policy for certain occurrences, such as cybersecurity. The increase over the prior year is approximately \$180k or 47.8%.

Cost Recoveries

HPL incurs cost recoveries from the City related to insurance, facilities management, and maintenance. For 2025, there is a budgeted cost increase for facilities recoveries amounting to \$33,295. This increase is highly minimal for the 2025 year. The main contributing factor to the slight increase over the prior year is the reallocation of insurance to the financial cost category. This category helps ensure all buildings and grounds are maintained to the highest standards. Projects that the cyber-event may have delayed are now being reviewed and executed.

Other Budget Areas

All other cost categories have increased by 2.3% or, in some instances, not at all.

Revenues

On the revenue side, we've incorporated no changes to the budget as it relates to Grants and subsidies. A small increase totalling \$9,616 was included for fees and revenues, which entailed increasing some revenue accounts from the prior year to 1.7%.

Reserve Funding

As part of the 2024 budget and in line with the Mayoral directive, we had increased the reserve contribution to \$1,000,000. Again, for the 2025 budget and in accordance with the Mayor's direction, a reserve contribution of \$800,000 is budgeted. The phase-out strategy is outlined below in the three-year outlook. Table 3 provides a line-by-line breakdown of proposed budget changes for 2025.

Three-Year Outlook

The Library participates in the City's multi-year budgeting initiative. Operating budgets are still approved annually; however, a three-year forecast — in addition to the current budget year — now accompanies the annual budget. The 3-year forecast is for information purposes only and is presented in Table 3.

We are forecasting an average increase of 4.9% from 2025 to 2028. The following are key drivers of the 2025 to 2028 forecast:

- A 4.0% increase in employee-related costs has been assumed over the 3-year period to cover an estimated 3.0% cost of living increases, step increases, and increases in benefit costs.
- Building and Ground. Our security contract was put out for tender, and acceptance was given in the latter quarter of 2024. We are expecting to stabilize or decrease security costs in the coming years. Cost increases projected within this category related to AODA expenditures and other Building and Ground maintenance items.
- A provision for other general contract cost increases has been included as part of Contractual Services at \$80,000 to \$125,000 per year. This is due mainly to the increased network infrastructure requirements.
- A provision of \$80,000 to \$100,000 per year has been included in the Reserves/Recoveries budget as an estimate for City cost recovery increases and increased reserve provisions for capital enhancements.
- Indirect City Cost allocations have been estimated to increase by 3.0% due to inflation.
- Fees & General revenues are projected to remain stable, with modest increases in grant revenue for the Newcomer Learning Centre program and Printer/Copier usage.
- Contributions from Library Reserves to support Operations are forecast to decrease by \$200,000, \$300,000, and \$200,000 in 2025, 2026, and 2027, respectively. Further decreases of \$100,000 in each of 2028, 2029, and 2030 would eliminate the reliance on Library Reserve funding over 6 years.



Date: December 10, 2024
To: Members of the Board Committee
From: Pam Byrne – Director of Finance
Subject: Amendment in Budgetary Figures for the 2025 Year

Table 1 - 2024 Operating Budget Summary

Presented at the November Board Meeting

	2023 Actual	2024 Budget	2025 Budget	2025 \$ Budget Variance	2024 % Budget Variance
Hamilton Public Library					
Expenses Total	36,156,112	37,743,231	39,932,155	2,188,925	6.1%
Employee Related Cost Total	24,842,335	26,053,702	26,854,126	800,424	3.2%
Material & Supply Total	3,766,479	3,696,840	3,819,559	122,719	3.3%
Vehicle Expenses Total	99,684	101,930	104,274	2,344	2.4%
Building & Ground Total	2,593,878	2,112,707	2,297,257	184,550	7.1%
Contractual Total	2,082,297	1,766,770	2,528,505	761,735	36.6%
Reserves/Recoveries Total	2,082,297	3,265,140	3,539,031	273,891	13.2%
Cost Allocations Total	376,094	370,722	379,248	8,527	2.3%
Financial Total	313,049	375,420	410,155	34,735	11.1%
Revenues Total	(3,369,075)	(2,727,530)	(2,537,146)	190,384	-5.7%
Fees & General Total	(551,751)	(418,080)	(427,696)	(9,616)	1.7%
Grants & Subsidies Total	(1,252,129)	(1,309,450)	(1,309,450)	-	0.0%
Reserves Total	(1,565,196)	(1,000,000)	(800,000)	200,000	(12.8%)
Net Levy	32,787,037	35,015,701	37,395,010	2,379,309	6.8%

Table 1 - 2024 Operating Budget Summary

Adjustments Made AFTER Board Approval

	2023 Actual	2024 Budget	2025 Budget	2025 \$ Budget Variance	2024 % Budget Variance
Hamilton Public Library					
Expenses Total	36,156,112	37,743,231	40,018,640	2,275,409	6.0%
Employee Related Cost Total	24,842,335	26,053,702	27,063,157	1,009,455	3.9%
Material & Supply Total	3,766,479	3,696,840	3,819,559	122,719	3.3%
Vehicle Expenses Total	99,684	101,930	105,228	3,298	3.2%
Building & Ground Total	2,593,878	2,112,707	2,282,257	169,550	8.0%
Contractual Total	2,082,297	1,766,770	2,503,505	736,735	41.7%
Reserves/Recoveries Total	2,082,297	3,265,140	3,298,435	33,295	1.0%
Cost Allocations Total	376,094	370,722	391,510	20,788	5.6%
Financial Total	313,049	375,420	554,989	179,569	47.8%
Revenues Total	(3,369,075)	(2,727,530)	(2,537,146)	190,384	-7.0%
Fees & General Total	(551,751)	(418,080)	(427,696)	(9,616)	2.3%
Grants & Subsidies Total	(1,252,129)	(1,309,450)	(1,309,450)	-	0.0%
Reserves Total	(1,565,196)	(1,000,000)	(800,000)	200,000	-20.0%
Net Levy	32,787,037	35,015,701	37,481,495	2,465,794	7.0%

The Change of Cost Categories from the Budgetary Year of 2024 to 2025

Table 2 - 2025 Operating Budget Changes	
Category	Budget Change \$
EMPLOYEE RELATED COST	1,003,455
Salaries & Wages	814,445
Benefits	195,010
MATERIAL AND SUPPLY	122,719
750165 - Makerspace	40,000
750160 - Digital Technology	1,443
750110 - Communications	25,000
Branches	67,270
750015 - Corporate Expenses	(20,000)
VEHICLE EXPENSES	3,298
54005 - Central Fleet Vehicle Charges	1,613
54010 - Licenses	56
54115 - Fuel-Diesel	675
BUILDING AND GROUND	169,550
54415 - AODA Expenditures	-
55358 - Rent-Offices & Buildings	17,632
56110 - Data Line	-
56115 - Heating Fuel - NG	7,881
56145 - Telephone	1,905
56180 - Water & Sewer	40,503
56202 - Security	72,800
55358 - Rent-Offices & Buildings	28,823
CONTRACTUAL SERVICES	736,735
750160 - Digital Technology	586,312
750042 - Partnerships and Outreach	2,903
750305 - Photocopier Services	62,903
55916 - Contractual Services	100,000
Other Departments	(15,383)
RESERVES / RECOVERIES	33,295
Transfer to Vehicle/ Equipment Reserve	8,394
City Direct Vehicle Insurance Recovery	231
City Direct Insurance Recovery	5,001
City Direct Facilities Recovery	173,601
Insurance	(153,331)
COST ALLOCATIONS	20,788
FINANCIAL EXPENSES	179,569
EXPENSES	2,275,409
FEES, GENERAL, & OTHER GRANTS	(9,616)
GOVERNMENT GRANTS & SUBSIDIES	-
Federal Grants	
RESERVES	200,000
Contribution from Reserves	200,000
REVENUES	190,384
NET LEVY	\$ 2,465,794

Largest Drivers – Employees cost – Contractual Service (Technology Related) – Building and Ground (Security and Rent Increases) – Finance Expenses (Insurance – Legal – Audit)

Three Year Forecast - Hamilton Public Library Years 2026 to 2028

	2024	2025	2025	2026	2027	2028
	Budget	Budget	Change	Change	Change	Change
Total Expenses	37,743,231	40,018,640	2,275,409	1,388,552	1,451,789	1,449,165
EMPLOYEE RELATED COST	26,053,702	27,063,157	1,009,455	1,082,526	1,125,827	1,170,860
MATERIAL AND SUPPLY	3,696,840	3,819,559	122,719	10,000	10,000	10,000
VEHICLE EXPENSES	101,930	105,228	3,298	2,631	3,500	2,784
BUILDING AND GROUND	2,112,707	2,282,257	169,550	100,000	100,000	100,000
CONTRACTUAL	1,766,770	2,503,505	736,735	80,000	125,000	100,000
RESERVES / RECOVERIES	3,265,140	3,298,435	33,295	80,000	50,000	35,000
COST ALLOCATIONS	370,722	391,510	20,788	11,745	20,163	12,703
FINANCIAL	375,420	554,989	179,569	21,650	17,299	17,818
Total Revenue	(2,727,530)	(2,537,146)	190,384	190,000	290,000	190,000
FEES, GENERAL, & OTHER GRANTS	(418,080)	(427,696)	(9,616)	(10,000)	(10,000)	(10,000)
GOVERNMENT GRANTS AND SUBSID	(1,309,450)	(1,309,450)	-	-	-	-
RESERVES	(1,000,000)	(800,000)	200,000	200,000	300,000	200,000
\$ Net Levy	35,015,701	37,481,495	2,465,794	1,578,552	1,741,789	1,639,165
% increase			7.0%	4.2%	4.5%	4.0%

Note: Library Reserves usage \$1M in 2024, \$800k in 2025, \$500k in 2026, \$200k in 2027, \$100k in 2028 a total of \$2.6M.

	2024	2025	2026	2027	2028
Library Reserve Funding by Year	1,000,000	800,000	500,000	200,000	200,000

Three Year Capital Forecast - Hamilton Public Library Years 2026 to 2028							3-YR PLAN
		Pre-Approved	2025	2026	2027	2028	TOTALS
Mount Hope Replace/Expansion	Total Expenditures	2,400,700	2,913,300				2,913,300
7501941800							0
	DC Revenues	558,200					0
	Library Reserves	1,075,000	0				0
	Grant - GICB (PENDING APPROVAL)		2,913,300				
	City Capital Levy Reserve	767,500					0
	Total Revenues	2,400,700	2,913,300				2,913,300
							0
							0
Discovery Centre Project - Waterfront	Total Expenditures	250,000		15,000,000			15,000,000
7502341300							0
	DC Revenues			15,000,000			15,000,000
	Library Reserves	250,000					0
	Total Revenues	250,000		15,000,000			15,000,000
							0
							0
New West Mountain Branch	Total Expenditures					14,000,000	14,000,000
7502841303							0
(new branch Ward 14)	DC Revenues					14,000,000	14,000,000
	Library Reserves						0
	Total Revenues					14,000,000	14,000,000
							0
							0
New Bookmobile	Total Expenditures			1,000,000			1,000,000
7502351301							0
	DC Revenues			600,000			600,000
	Library Reserves			400,000			400,000
	Total Revenues			1,000,000			1,000,000
							0
							0
HPL Network Infrastructure Upgrades	Total Expenditures		1,500,000				1,500,000
							0
	City Capital Levy Reserve		1,500,000				1,500,000
	Library Reserves						0
	Total Revenues		1,500,000				1,500,000
							0
ANNUAL TOTALS	TOTAL EXPENDITURES	2,650,700	4,413,300	16,000,000	0	14,000,000	34,413,300
	DC REVENUES	558,200	1,500,000	15,600,000	0	14,000,000	31,100,000
	LIBRARY RESERVES	1,325,000	0	400,000	0	0	400,000
	GRANT - GICB		2,913,300				2,913,300
	TOTAL REVENUES	2,650,700	4,413,300	16,000,000	0	14,000,000	34,413,300

February 5, 2025

Financial Planning
Policy Administration and Corporate Services
71 Main St W
Hamilton ON L8P 4Y5

Regarding the 2025 Budget Submission for Hamilton Public Library (HPL), it has come to our attention that the \$1.5m request in capital requirements has not been submitted appropriately into the City financial system. This \$1.5M in capital requirements is related to network rebuild and structuring that is potent forecasted to occur in the 2025 fiscal year. The Library Board approved this request, and it was highlighted in HPL's budget presentation to City Council.

It has been requested that this submission of capital funding for the 2025 year be accepted for review and possible approval associated with the 2025 fiscal year budget.

Hamilton Public Library's Digital Technology teams are working diligently to restore and upgrade all networks. In order to accomplish this goal, funding requirements are needed.

Please don't hesitate to reach out should further information be required.

Yours sincerely,



Paul Takala, Chief Librarian/CEO



City of Hamilton Report for Consideration

To: Chair and Members
GIC Committee

Date: May 21, 2025

Report No: HSC25021

Subject/Title: Incorporating Universal Design into Hamilton
Community Housing

Ward(s) Affected: City Wide

Recommendations

- 1) That the Accessibility Committee for Persons with Disabilities **BE APPROVED** to consult with CityHousing Hamilton Corporation on what further enhancements to accessibility, informed by universal design, can be implemented in future builds and current unit maintenance, based on feasibility and cost.
- 2) That the Housing Secretariat in cooperation with the Accessibility Committee for Persons with Disabilities **BE APPROVED** to review and determine if any elements may be appropriate for inclusion into the evaluation criteria for the Affordable Housing Development Project Stream and the outcome of this decision be included in the Housing Secretariat's Annual Report scheduled for November 12 to the General Issues Committee.
- 3) That the Accessibility Committee for Persons with Disabilities **BE APPROVED** to complete a report back to the Accessibility Committee for Persons with Disabilities, identifying the outcomes of their consultations with CityHousing Hamilton Corporation and the Housing Secretariat, including what, if any, measures will be adopted.
- 4) That staff **BE APPROVED** to remove the Outstanding Business list item concerning the Advisory Committee for Persons with Disabilities' Motion regarding Accessible Housing item on the General Issues Committee Outstanding Business List.

Key Facts

- On December 8, 2020, in report 20-007, the Advisory Committee for Persons with Disabilities highlighted concerns regarding a lack of accessible affordable housing in Hamilton. The report requested that the City of Hamilton make all future and retrofitted housing accessible by mandating Universal Design; and that the City of Hamilton expand its Housing Unit Modification Guide to incorporate Universal Design to address the accessibility needs of those not yet represented.
- Through consultation with the Planning and Economic Development Division and Building Division it was discovered that the *Ontario Building Code Act, 1992*, S.O. 1992, c. 23 prevents municipalities from imposing building standards that are more stringent than the Building Code. Also, the *Planning Act, R.S.O. 1990* allows a municipality to regulate the use and exterior of a building, but not the interior design. Therefore, the city cannot impose a set of technical building standards informed by Universal Design to all future and retrofitted construction in Hamilton. However, the City can voluntarily create a set of building standards or design guidelines on property it owns, or which it is the majority shareholder.
- Advocates for Universal Design argue that it is cost-effective, but so far there are limited studies that document the cost-effectiveness in a detailed way. A lack of peer reviewed studies means there is insufficient evidence that the cost of Universal Design solutions does not significantly impact initial construction costs.
- Therefore, it is advisable that staff in CityHousing Hamilton and the Housing Secretariat review opportunities to include design elements, informed by Universal Design, that can potentially be incorporated into current and future housing projects.

Financial Considerations

Not applicable

Background

On December 8, 2020, in report 20-007, the Advisory Committee for Persons with Disabilities highlighted concerns regarding a lack of accessible affordable housing in Hamilton. The report also requested that the City of Hamilton expand its Housing Unit Modification Guide to incorporate Universal Design to address the accessibility needs of those not yet represented.

On February 3, 2021, the General Issues Committee directed that the Advisory Committee for Persons with Disabilities Report 20-007, respecting Accessible Housing, be referred to the General Manager of the Healthy and Safe Communities Department, for a report back to the General Issues Committee.

Analysis

A. Housing Unit Modification Guide

The Advisory Committee for Persons with Disabilities requested that the City of Hamilton expand its Housing Unit Modification Guide to incorporate Universal Design to address the accessibility needs of those not yet represented. The Unit Modification Guide reflects the types of modified units that are currently available in Hamilton's social housing stock. Approximately 4% of social housing units are fully/partially modified in Hamilton (510 units). The level of modification in individual units are reported to Housing Services via Building Condition Assessments. In 2016, Building Condition Assessments were completed on all social housing provider properties in Hamilton. New Building Condition Assessments are underway and 29% of the entire portfolio has been completed. The remaining 71% will be assessed in 2025.

The Modified Unit Classification Guide is a description of the levels of accessibility available in the current housing stock and not a prescription of what the scope of accessible units should be. The guide is not intended to represent how housing providers are to manage their stock in terms of the number and design of individual unit accessibility. Therefore, this aspect of the Advisory Committee for Persons with Disabilities' resolution is not practical.

The City of Hamilton, Access to Housing staff, continue to work directly with local housing providers to ensure that applicants accommodation requests are taken into consideration whenever an offer of social housing is made. Every effort is made to accommodate accessibility requests with the available stock of modified units in Hamilton.

B. Universal Design

A disability can be temporary or chronic and can impact anyone at any age. While the severity (limitation on how effectively a person can perform the activities of daily living) varies, Hamilton has a significant community of people living with disabilities at 30% of the population, which is higher than the provincial (28%) and federal averages (27%). Furthermore, individuals with a disability are at significantly higher risk of living in poverty and therefore in need of housing supports. Hamilton has 510 partially or fully

modified units in its community housing stock. There are a further 352 active applications for social housing requesting a modified unit. Therefore, demand for accessible units exceeds the available supply.

Two sets of legislation set mandatory minimum accessibility requirements for City of Hamilton and CityHousing Hamilton Corporation buildings: *Accessibility for Ontarians with Disabilities Act, 2005* (AODA), and the *Ontario Building Code*. Universal Design is a building philosophy that promotes the creation of products and environments that are useable by all people, to the greatest extent possible, without the need for subsequent adaptation or specialized design. Universal Design looks beyond minimum regulations and is responsive to the needs of a diverse population and anticipates the changing housing needs of individuals and families. For example, kitchens, and bathrooms informed by Universal Design would be able to meet a variety of needs and are easily adaptable to meet future accessibility concerns such as the need for mobility devices, grab bars, even lighting, and accessible fixtures.

Universal Design does not have a singular definition and can be understood as a building philosophy or set of principals with the aim that spaces should not discriminate and benefit people regardless of ability, need and cultural preference. There is no singular set of technical standards or codes that specify Universal Design building requirements in Canada.

The CEO of the Canadian Home Builders' Association argues that the main barrier to building accessible housing is cost, because a key part of building accessible environments is allotting enough space for modifications. Additional space for accessibility requirements can cost upwards of \$350/sq ft extra. In one CityHousing Hamilton Corporation project, to incorporate Universal Design in some public areas and convert 20% of units to a barrier free standard, it had a considerable cost, , while causing some units in the project to be significantly smaller than originally planned.

As previously mentioned, the financial impacts of Universal Design solutions in new construction have not been studied in a detailed manner. Moreover, retrofitting existing properties presents significant additional challenges. Current accessibility regulations generally only apply to new construction. Most of CityHousing Hamilton's buildings were constructed in the late 1960s and early 1970s, a time when Universal Design was not widespread. However, CityHousing Hamilton's accessibility approach in new builds to date has been 20% to Barrier Free and all to Universal Design standards.

Resources available to the municipality to support capital repairs in social housing stock are extremely limited. For example, a Housing Services department call for funding applications in 2024 received 70 submissions from 26 different social housing providers totaling over \$15M in funding requests, whereas total funding available from all sources, including other orders of government was \$10,160,645. As highlighted in report (HSC23050) the 2016 estimated capital repair costs for social housing projects was

Incorporating Universal Design into Hamilton Community Housing (HSC25021) (City Wide)

Page 5 of 6

\$643M. In the 2025 budget, Council approved \$1,267,400 for annual municipal social housing capital repairs, roughly 1% of what is required for capital repairs based on the 2016 Building Condition Assessments. While the use of capital funding for accessibility repairs is allowable, preserving existing housing stock by supporting critical repairs that are essential to the operation of buildings is a local priority.

C. Affordable Housing Development Project Stream

The Project Stream was created by the Housing Secretariat Division and the Planning & Economic Development Department. The program assists with the allocation of future funding to approved projects on behalf of the City of Hamilton as the service manager. The Project Stream continues to take steps towards making improvements to program delivery, accessibility, reaching equity-deserving groups, and ensuring alignment with best practices.

To qualify for funding, applications must align with the City of Hamilton priorities. One such funding criteria considers project plans that clearly demonstrates a comprehensive and effective effort to improve accessibility measures.

Projects that incorporate Universal Design create environments that are useable by all people, to the greatest extent possible, without the need for additional adaptation or specialized design. Therefore, there is definite value and no risk for the Housing Secretariat Division to review the potential benefits and feasibility of incorporating Universal Design elements into their evaluation framework when determining projects to fund.

Alternatives

Not Applicable

Relationship to Council Strategic Priorities

1. Safe & Thriving Neighbourhoods

Previous Reports Submitted

Not Applicable

Consultation

Sean Botham Chief Portfolio Officer, CityHousing Hamilton Corporation

Joyanne Beckett, Manager, Building Engineering City of Hamilton

Shannon Mckie, Former Manager, Zoning and Committee of Adjustment, City of Hamilton

Incorporating Universal Design into Hamilton Community Housing
(HSC25021) (City Wide)

Page 6 of 6

James Kemp, Chair, Accessibility Committee for Persons with Disabilities

Alexandra Rigby, Manager, Infrastructure Planning and Development, Housing
Secretariat, City of Hamilton

Appendices and Schedules Attached

Not Applicable

Prepared by: Sam Hanna, Policy Analyst
Healthy and Safe Communities Department
Housing Services Division

Pilar Homerston, Manager Social Housing
Healthy and Safe Communities Department
Housing Services Division

**Submitted and
recommended by:** Michelle Baird, Director of Housing Services
Healthy and Safe Communities Department
Housing Services Division



City of Hamilton Report for Consideration

To: Chair and Members
General Issues Committee

Date: May 21, 2025

Report No: PED25082

Subject/Title: Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety

Ward(s) Affected: City Wide

Recommendations

- 1) That the Director of Licensing and By-law Services and the Director of Building **BE DIRECTED** to report back to a General Issues Committee no later than the end of Q4, 2025 with a final assessment of the partial building collapse at 18-28 King Street East and a comprehensive and coordinated review of related legislation and by-laws, including but not limited to:
 - Strategies to mitigate vacant building issues;
 - Recommended changes to enforcement processes;
 - Results of stakeholder consultation; and,
 - Additional analysis related to the building collapse at 18-28 King Street East.
- 2) That Licensing and By-law Services **BE DIRECTED** to request approval for set fines under the Vacant Building Registry By-law No.17-127 from the Ministry of the Attorney General.
- 3) That Licensing and By-law Services **BE DIRECTED** to amend Table 15 of the Administrative Penalties By-law No. 17-225 to increase fines for non-compliance with the Vacant Building Registry By-law No. 17-127, with the goal of improving compliance and registration of vacant buildings in the City of Hamilton.

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 2 of 11

Key Facts

- On November 11, 2024, the partial collapse of buildings at 24 and 28 King Street East (“the Gore Buildings”), prompted Council to request an immediate review of the incident, including a preliminary report with findings and interim recommendations.
- The purpose of this report is to respond to Council direction by providing a preliminary report, including an interim analysis of the events that led up to the partial building collapse, a comprehensive history and complete timeline of City interactions that preceded the collapse, building inventory information, and determination and/or review of policy changes and amendments to by-laws. A further report will be brought forward in Q4 2025.
- Some of the key preliminary findings that will inform the Q4 2025 report include:
 - The Gore Buildings had been vacant for over a decade with a history of by-law violations.
 - Gaps were found in communication and enforcement processes, including inconsistent follow-up and lack of interdepartmental coordination.
 - 122 vacant buildings across Hamilton remain unregistered despite notification.
 - Hamilton’s by-laws are strong, but enforcement tools like escalating penalties and interior inspections need strengthening.
- The following are the interim actions taken thus far:
 - A cross-departmental working group has been formed to prioritize enforcement of high-risk vacant buildings.
 - A consultant has been retained to investigate the structural causes of the collapse.
 - A jurisdictional scan has been completed to inform policy updates.
- A complete history and timeline of all City interactions relating to the physical state of the buildings located at 18-28 King Street East is attached as Appendix “A” to Report PED25082. Attached as Appendix “B” to Report PED25082 is the interim building and structure inventory data for buildings and structures that are subject to Property Standards By-law, Vacant Building Registry By-law and Building Code enforcement.

Financial Considerations

At this time, there are no staffing or financial considerations. However, a final report may include recommendations with respect to additional resourcing required to support any proposed changes.

Background

- The buildings located at 18 – 28 King Street East, Hamilton, have been vacant and subject to potential redevelopment for approximately 10 years.

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of
Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 3 of 11

- Building conditions worsened after becoming vacant and the buildings located at 24 and 28 King Street East partially collapsed on November 11, 2024.
- At the November 20, 2024, meeting of the General Issues Committee, Council directed staff to report back to the General issues Committee with the following information and or recommendations:

(a) That staff be directed to conduct a thorough review of the recent building collapses in downtown Hamilton, including:

- (i) a complete history and timeline of all City interactions relating to the physical state of these buildings (e.g., inspections, designations, by-law infractions/penalties, permits, etc.)*
- (ii) an analysis of the causes leading to the collapse of these properties.*

(b) That staff be directed to compile an inventory of buildings and structures across the City of Hamilton that have been subject to property standards, by-law enforcement, building code violations, or other safety-related concerns.

(c) That staff be directed to undertake a review of current enforcement processes related to building structure safety and property standards, identify potential gaps, and report back with findings and proposed changes to ensure timely enforcement of by-laws and regulations, with the aim of achieving better outcomes and increasing accountability

(d) That staff be directed to provide recommendations for updates to City policies and by-laws, including but not limited to the Property Standards By-law;

(e) That staff be directed to provide a preliminary report with the relevant findings and possible interim recommendations to a General Issues Committee meeting in Q1 2025.

Analysis

At times, the cause of a building's collapse can be complex. Staff in Building, Licensing and By-law Services and Planning Divisions have collaborated to provide a comprehensive history and timeline of all City interactions relating to the physical state of the buildings at 18-28 King Street East, an analysis of the causes leading to the partial collapse of the properties, the compilation of data on the buildings and structures across the City of Hamilton subject to enforcement. Staff have also identified preliminary areas of focus and recommended further changes and improvements to policies, procedures and proposed amendments to by-laws that will inform the content of the final report.

Staff are committed to ensuring public safety, demonstrating accountability, and preserving and building trust in alignment with Council's strategic priorities. Evaluating

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 4 of 11

not only the structural causes of the building collapses, but also the systemic causes will inform changes that will support public safety by preventing future collapses through stronger oversight and enforcement. Through this preliminary report, staff are committed to providing a transparent and fulsome analysis of the partial building collapses, including review of related enforcement by-laws and policies and procedures in an effort to maintain accountability to the public and to restore trust through transparency and data-informed policy.

History/Timeline and Analysis of the Causes of Partial Building Collapses

A timeline of City interactions relating to the physical state of the buildings located at 18-28 King Street East in Hamilton is attached as Appendix “A” to Report PED25082 and includes information across Building, Licensing and By-law Services and Planning Divisions from 2012 to collapse relating to:

- Inspections;
- Permit applications;
- Orders; and,
- Penalties.

The Building Division has retained a consulting Engineering firm to provide, if possible, an analysis of the causes of the collapse along with the Professional Engineer’s reporting of the partial building collapses at 24-28 King Street East. At the time of writing of this report the consultant’s report had not yet been received but it is intended to be reported on in the final report in Q4, 2025. In addition to the Engineer’s review, staff have also identified potential systemic contributing factors that require further investigation and analysis and will be reported on in the final report in Q4, 2025.

Staff have identified preliminary concerns with respect to:

- Application of enforcement policies and procedures related to vacant buildings, properties with heritage designations and/or properties that are under development.
- Non-compliance with by-laws, including the Vacant Buildings and Property Standards By-laws and lack of escalating enforcement.
- Siloed interactions between internal Divisions in the City of Hamilton (Building, Planning and Licensing and By-law Services), etc.
- Follow-up on Property Standards Committee appeals outcomes.
- Review of earlier enforcement measures to ensure timely preventative maintenance is undertaken.

Building and Structure Data

An interim summary of data with respect to buildings and structures across the city of Hamilton that have been subject to property standards, by-law enforcement, building code violations and other safety related concerns from 2018 to present has been compiled and is attached as Appendix “B” to report PED25082, and includes:

- Number of Registered and Unregistered Vacant Buildings.
- Administrative Penalties and Set Fines Issued.
- Property Standards Enforcement.
- Proactive and Reactive Building Code Enforcement Investigations.
- Unsafe Building Investigations.
- Building Enforcement Files and History of Legal Action.

Staff will utilize the attached data and inventory to inform a review of best practices, improvement and development of policies and procedures (including a progressive enforcement policy and operational enforcement plan) and to form recommendations that will be included in a final report in Q4, 2025.

Review of Current Enforcement Processes and Recommendations for Updates to City Policies and By-laws***Jurisdictional Scan***

Staff have begun to undertake a review of current enforcement processes related to building structure safety and property standards and have identified potential gaps and proposed changes to ensure more timely enforcement of by-laws and regulations in order to achieve better outcomes and increase accountability including identification of amendments/updates to City Policies and by-laws.

A jurisdictional review of enforcement processes, fines, fee structure and similar by-laws in the following municipalities has been completed, and is attached as Appendix “C” to Report PED25082:

- City of London;
- City of Brantford;
- City of Oshawa;
- City of Woodstock;
- City of Timmins;
- City of Ottawa;
- City of North Bay;
- City of Welland;
- City of Port Colbourne;
- City of St. Catharines;
- City of Waterloo; and,
- City of Brampton.

Vacant Building Registry and Property Standards By-law Review

Preliminary research indicates that many municipalities do not have a Vacant Building Registry By-law nor a vacant buildings registry. Relative to other municipalities, the City of Hamilton's By-law is robust and comprehensive. Many municipalities speak only to vacant buildings in their Property Standards By-law. Staff do not recommend moving the Vacant Building Registry By-law into the Property Standards By-law, as a stand-alone By-law allows for clear definition and requirements with respect to minimum standards around condition and registration of vacant buildings. It is noted that the Property Standards By-law was repealed and replaced in 2023 through work on the Hamilton Apartment Rental Program. Staff's interim findings did not identify the requirement for key changes to either by-law. A comprehensive review of the Vacant Buildings By-law and potential proposed changes will be included in a final report.

Fees and Fines

- Registration Fees

The results of the jurisdictional scan indicate that the City of Hamilton's vacant building registration/renewal fees and administrative penalties/fines are on the higher average range versus comparator municipalities. Staff do not recommend increasing registration fees, as many non-compliant vacant buildings are in fact registered vacant buildings and increases to fees may actually result in further non-compliance or circumvention of the By-law altogether.

- Administrative Penalties

Currently, staff in Licensing and By-law Services utilize the Administrative Penalty System to issue fines for non-compliance with the Vacant Building Registry By-law or Property Standards at vacant properties. Though fines are on the higher average range versus comparator municipalities, staff have identified an opportunity for proposed change through implementation of a tiered escalating Administrative Penalty System utilized by some other municipalities in order to achieve better compliance rates. Given the challenge to achieve compliance by way of mandatory registration requirements (currently 122 vacant buildings are unregistered, and staff have notified property owners of non-compliance and are proceeding accordingly to attain compliance), there may be value in exploring a tiered system of increasing fines/fees. Additional analysis and recommendations with respect to escalating Administrative Penalties will be provided in the final report.

- Set Fines

Staff have also identified that application for set fines for Vacant Building Registry By-law 17-127 offences with the Ministry of the Attorney General has not occurred. Staff are recommending that Council direct staff to work with Legal Services to obtain approval for set fines for the Vacant Building By-law No.17-127. Provincial offences/set

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of
Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 7 of 11

finances are a better tool to gain compliance, as fines are generally higher and act as a deterrent to contravention.

Policy Review of Enforcement Processes Relating to Building Structure Safety

Staff have begun to undertake a preliminary review of the policies and procedures associated with enforcement, Vacant Buildings and Property Standards. Initial review included application of fees and penalties and evaluation of whether the program was functioning on a cost recovery basis. Specifically, staff have identified a possible change in policy to ensure that Fees for Service/Inspection are being added where appropriate to recover cost of staff work. Inspections are conducted on at least a quarterly basis for both registered and unregistered vacant buildings. There are no restrictions on additional inspections by staff where required and recovery of those costs can occur.

In 2010, through Report PED09031(c) staff were authorized to hire additional temporary staff at a rate of 0.25 FTE for every 50 additional buildings beyond 200 to accommodate for fluctuations in the Vacant Building Registry, based on 100% cost recovery and no additional levy impact. Currently, there are 273 registered and unregistered vacant buildings that are being monitored by staff in Licensing and By-law Services. Based on approved direction through Report PED09031(c), Licensing and By-law Services could add an additional .25 FTE.

Annual cost of two Municipal Law Enforcement Officers is \$227,841. Currently, staff are reviewing the revenues from the Vacant Building program and associated staffing levels to determine if 0.25 FTE is an appropriate baseline enhancement. For example, in 2024:

- \$118,904 in revenues were generated through vacant building renewals and registrations;
- 880 Fees for Service/Inspection were issued resulting in \$317,694 in revenue; and,
- 947 Administrative Penalty Notices were issued resulting in \$565,039 in revenue.

In 2024, on average, 1,200 inspections were completed, resulting in 153 Orders to Comply. These Orders were issued by only two Municipal Law Enforcement Officers in 2024 dedicated to vacant building enforcement. Based on this information, staff are utilizing compliance rates, available enforcement data, and revenues, to explore whether additional staff are required to ensure robust enforcement of the Vacant Building Registry By-law and to avoid dangerous situations like the collapse of the buildings at 18-28 King Street East.

Preliminary evaluation of enforcement procedures has also resulted in the identification of some siloed interactions among City Divisions. Enforcement at vacant properties can be complex and often intersects several Divisions, particularly where a property may be vacant, require property standards enforcement, be a designated heritage building and/or may be in unsafe condition and requiring enforcement by the Building Division. As a result, staff are reviewing how to better communicate with other Divisions and to share data and other electronic files where a property may have a heritage designation,

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of
Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 8 of 11

be deemed unsafe, or under development as a priority. A new working group consisting of staff from Heritage Planning, Building and Licensing and By-law Services Divisions dedicated to Vacant Buildings has been established. An interim process has been developed that creates a high priority list of vacant buildings with heritage designations to use as a tool to identify, monitor and prioritize enforcement. The working group meets quarterly to review prioritized properties and will allow for clearer, more concise, and transparent information sharing among Divisions to make the best decisions on how to investigate and provide timely enforcement. A further process improvement that has been implemented includes the creation of a joint Unsafe Building Enforcement Operating Framework between Building Division and Licensing and By-law Services on how to initiate investigations of potentially unsafe buildings. The policy realizes efficiencies in determination of unsafe buildings vs. Property Standards matters, mitigates risks to the public and building occupants until determinations can be made and actioned and will result in more efficient enforcement.

Staff have also identified challenges with respect to interior inspections. Interior inspections of vacant buildings rarely take place for a variety of reasons, including accessibility, risk, lack of resources, etc. However, the Vacant Building By-law does provide the authority to conduct interior inspections. Therefore, staff are giving consideration to amending the Vacant Building procedure to incorporate at least one annual interior inspection, as well as requiring that a Vacant Building owner produce documentation at least once per year with respect to the structure and condition of the building.

Procurement/Requesting Contractors

Staff in Licensing and By-law Services intend to work with Procurement Services to explore options to expedite contractor work as a possible policy change, with a goal to retain qualified vendors to complete specialty work on heritage properties that would allow for staff to expedite enforcement and repair of deteriorating properties. Through the Property Standards By-law, the Director of Licensing and By-law Services is limited to a maximum approval limit of \$50,000 before requiring a motion to Council for approval. This process hinders timely enforcement of the By-laws and staff are exploring options for improvement.

Outstanding Orders/Property Standards Committee Appeals

Through analysis of the partial building collapse, staff have identified that outstanding Property Standards Orders to Comply were appealed at several of the properties which resulted in delays to enforcement and further deterioration of the buildings.

Enhancements to the Property Standards Committee process for staff in Licensing and By-law Services are being explored. Specifically, the Property Standards By-law prescribes an appeal process, and a review of that process will specifically include how staff in Licensing and By-law Services follow up on Property Standards Committee applications and outcomes. Staff intend to further explore the creation of a process and

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 9 of 11

education/training of staff related to demolition permits/building permits and their effect on the enforcement of Property Standards Orders and Appeals hearings.

Construction Hoarding

Staff have also identified an opportunity to improve processes around protection measures (hoarding) along public thoroughfare and how existing buildings' prescriptive measures of protection are applied. For example, once a threat of imminent danger has been identified direction can be given to protect the public realm by providing specific detailed designs of covered sidewalks, lane closures, bike lanes around existing buildings by way of safety fencing. The goal will be to ensure that appropriate mitigation measures are in place for the construction works and do not adversely affect public health, safety, amenity, traffic movement or the surrounding environment.

Staff Training

Comprehensive review of existing and recommended changes to policies and procedures will include a focus on training and accountability. Staff are considering development of a progressive enforcement policy that would provide direction on escalating enforcement of properties where repeated violations have occurred, and which would be included in the final report. Staff will be trained and familiarized with all new changes that are made as part of the process improvement.

Staff are committed to reporting back on these and any additional issues that are identified and to further explore appropriate solutions. Formal amendments to the Vacant Building Registry By-law, Administrative Penalties By-law and/or Property Standards By-law will be attached to the final report where appropriate.

Alternatives

Not Applicable.

Relationship to Council Strategic Priorities

The recommendations and proposed changes detailed in Report PED25082 will strategically enforce and improve Council's Strategic Priorities, including Safe & Thriving Neighbourhoods and Responsiveness & Transparency.

Specifically, PED25082 improves/enforces Responsiveness & Transparency by communicating with Council and residents of the City of Hamilton information on the causes of the partial building collapses at 24 and 28 King Street East, including a complete history and timelines of all City interactions relating to the physical state of the building and interim analysis of the causes leading up to the collapse of these properties.

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 10 of 11

As a consequence of the cybersecurity incident that was experienced in 2024, staff have worked diligently to modernize city systems, and to streamline processes and enhance customer centred service design. Through this work, staff in Licensing and By-law Services are exploring better ways to utilize Open Data and share information through a publicly available database aimed to achieve better outcomes and increase accountability.

The recommendation will enforce the priority of Safe & Thriving Neighbourhoods in several ways. Firstly, by reviewing and refreshing policies and procedures to reflect the impact of vacant buildings on housing availability in the City of Hamilton and delving into the improvements that can be made to better align with other city initiatives aimed at achieving this goal such as, the Vacant Unit Tax program. Robust enforcement of the Vacant Building and Property Standards By-laws allow for maintaining and increasing the supply of affordable housing. It also ensures abutting adjacent public spaces remain clear and safe.

Previous Reports Submitted

Not Applicable.

Consultation

In crafting the recommendations highlighted herein, the following internal divisions were consulted:

- Corporate Services Department, Legal and Risk Management Services Division, Legal Services Section;
- Planning and Economic Development Department, Building Division;
- Planning and Economic Development Department, Heritage and Urban Design Division; and,
- Planning and Economic Development Department, Licensing & By-law Services Division.

Appendices and Schedules Attached

Appendix A: History and Timeline of all City interactions at 18-28 King Street East

Appendix B: Building and Structure Inventory Data

Appendix C: Jurisdictional Scan Summary

Prepared by:

Meagan Rudziak, Project Manager
Planning and Economic Development Department, Licensing
and By-law Services

Interim Report on 18-28 King Street East Building Collapse and Preliminary Review of
Enforcement Processes Relating to Building Structure Safety (City Wide)

Page 11 of 11

**Submitted and
recommended by:**

Dan Smith, Acting Director
Planning and Economic Development, Licensing and By-law
Services

Rob Lalli, Director and Chief Building Official
Planning and Economic Development, Building Division

History and Timeline of all City Interactions at 18-28 King Street East

The properties municipally addressed as 18 to 28 King Street East, Hamilton, are comprised of 3 separate land parcels, 18-22, 24 and 28 King Street East, owned by Hughson Business Space Corporation. The attached buildings, situated on the lands, were comprised of vacant, 3 and 4 story, stone, and brick walls. All three properties are designated under Part IV of the *Ontario Heritage Act* by By-law No. 18-321, with the front exterior facades identified as heritage attributes protected by the By-law.

Appendix A to Report PED25082 provides a complete history and timeline of all City interactions by Building and Heritage Divisions as well as Licensing and Bylaw Services related to the physical state of these buildings.

2012

- **December 4, 2012:** City receives applications to demolish 18-28 King Street East.
- **December 10, 2012:** City receives request to designate 18-28 King Street East received from a third party.
- **December 20, 2012:** Hamilton Municipal Heritage Committee recommends designation of the properties.

2013

- **January 15, 2013:** Planning Committee resolves to not pursue designation at the time, prompting further discussions with the owner to come to a resolution.
- **January 23, 2013:** Council approves Planning Committee direction to not take action at this time.
- **January 25, 2013:** Demolition Permits #12 12498 00 DP and #12 124940 00 DP issued.
- **July – October 2013:** Various meetings held between City staff (including Legal Services) and the owner (including Legal representatives).
- **December 4, 2013:** General Issues Committee approves conditional grant funding for the properties.
- **December 11, 2013:** Council approves direction to designate the properties.
- **December 12, 2013:** Notice of Intention to Designate served on the owner, all active permits for the properties are voided.

2014

- **January 10, 2014:** City receives objection from the owner to the Notice of Intention to Designate the properties.
- **January 15, 2014:** Building Inspector attends property to conduct an inspection and observes existing hoarding protecting the public and no unsafe condition found at the time.
- **January 20, 2014:** Municipal Law Enforcement Officer conducts inspection of properties for possible Property Standards violations.

- **February 12, 2014:** Property Standards Order issued with respect to cover all openings in the wall facing King Street East. The covering of all openings shall be undertaken in a manner that does not affect the heritage attributes. Compliance date March 10, 2014.
- **February 14, 2014:** Property Standards Order appealed.
- **April 25, 2014:** Heritage staff confirms with Municipal Law Enforcement Officer, Order to Comply has been complied with according to specifications of how the property was boarded up.
- **May 5, 2014:** Property Standards Hearing held because of the Property Owner's appeal. City's Enforcement Adjudicator determined the hearing was no longer necessary as the Order issued to 18, 20, 22, 24 and 28 King Street East had been satisfied, and the appellant had abandoned the appeal.
- **July 9, 2014:** Municipal Law Enforcement Officer inspected the properties with respect to possible Property Standards violations (loose bricks). Municipal Law Enforcement Officer contacted the Property Manager and observed the buildings vacant as per the Vacant Building Registry By-law.
- **July 14, 2014:** Municipal Law Enforcement Officer met with Property Manager on-site.
- **July 15, 2014:** Property Manager arranged installation of a new hoarding fence to remedy the hazardous situation.
- **November 11, 2014:** Municipal Law Enforcement Officer attended the property and spoke to the Property Manager. Properties remain unregistered per the Vacant Building Registry By-law. Fees for service added.
- **December 17, 2014:** Council approves extension to conditional heritage grant funding for the properties.

2015

- **January 15, 2015:** Municipal Law Enforcement Officer inspected the properties and noted buildings were secure against trespass. Officer documented fence intact and no changes in the condition of the bricks.
- **April 10, 2015:** Municipal Law Enforcement Officer attended properties. Fees for service added for non-registration per the Vacant Building Registry By-law.
- **May 2015:** Municipal Law Enforcement Officer attended property regarding a complaint received for possible Property Standards violations. Property Standards Order to Comply issued for falling bricks and broken window. Order appealed.
- **September 16, 2015:** Director of Licensing and By-law Services directed staff to pause enforcement. Property Standards Order to be rescinded.

2016

- **January 15, 2016:** Ontario Municipal Board prehearing scheduled for April 2016. Supervisor (Licensing and By-law Services) advised not to proceed with any enforcement at this time.
- **April 6, 2016:** Representatives for the Property Owner delegate to General Issues Committee on their proposal for the properties and the item was referred back to staff to review and report back to General Issues Committee.

- **April 15, 2016:** Director of Licensing and By-law Services advised not to enforce properties at this time.
- **June 1, 2016:** Staff reported back to the General Issues Committee through Report [PED16116](#) with a process map moving forward for potential settlement of the designation appeal.
- **July 14, 2016:** Director of Licensing and By-law Services continues to advise not to enforce at this time.
- **July 18, 2016:** Property Owner submits Heritage Permit applications for the properties, including:
 - **HP2016-027** for 18-22 King Street East, for Façade Retention and a Penthouse Addition
 - **HP2016-028** for 24-28 King Street East, for **Demolition**
- **October 13, 2016:** Municipal Law Enforcement Officer conducted inspection of unregistered vacant building and confirmed the property remains vacant and unregistered as per the Vacant Building Registry By-law. Fee for service added.
- **November 9, 2016:** Municipal Law Enforcement Officer attended property to investigate a complaint regarding possible open to trespass. Order to Comply issued.
- **November 30, 2016:** Municipal Law Enforcement Officer attended property and observed completion of some work included on the Property Standards Order. However, none of the coverings were painted matte black and not all openings were secured.

2017

- **January 25, 2017:** Council approves Heritage Permits HP2016-027 and HP2016-028 for the properties.
- **February 10, 2017:** Municipal Law Enforcement Officer inspected and confirmed property was not secured per the Order to Comply.
- **March 1, 2017:** Municipal Law Enforcement Officer attended and observed the property remained vacant but secured. Officer met with the Property Manager to discuss possible resolution prior to the appeal of the Heritage Order. No agreement reached.
- **April 19, 2017:** City receives Site Plan Application SPA-17-087 for redevelopment of the subject properties.
- **August 21, 2017:** Municipal Law Enforcement Officer conducted inspection; property remained vacant but secured. Fees for service added for property not being registered as per the Vacant Building Registry By-law.
- **November 27, 2017:** Site Plan Application **SPA-17-087** conditionally approved.

2018

- **February 13, 2018:** Email communication between Municipal Law Enforcement Officer and Property Manager advising building needs to be registered as a vacant building as per the by-law.

- **February 22, 2018:** Licensing and By-law Services received a complaint regarding falling bricks at the property.
- **February 28, 2018:** Fee for service added as properties still have not been registered as vacant buildings.
- **June 7, 2018:** Municipal Law Enforcement Officer inspected property and observed the property remained vacant with fencing in place. Fee for service added as properties still not registered as per the Vacant Building By-law.
- **June 21, 2018: Property Owner registered buildings onto the Vacant Building Registry and buildings have been inspected quarterly every year since registration.**
- **August 14, 2018:** Order to Comply for Graffiti issued by Municipal Law Enforcement Officer.
- **August 15, 2018:** Yard Maintenance Order to Comply issued by Municipal Law Enforcement Officer. Compliance achieved.
- **August 16, 2018:** Property Standards Order to Comply issued by Municipal Law Enforcement Officer. The order included a requirement to board up all windows and prevent the building from being open to trespass. Compliance achieved.
- **August 24, 2018:** City receives Committee of Adjustment Application **HM/A-18:283** to implement site plan.
- **September 24, 2018:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **November 7, 2018:** Conservation Review Board acknowledged that the Property Owner withdrew their objection to the City's Notice of Intention to Designate.
- **December 19, 2018: Council passed By-law No. 18-321 to designate 18 to 28 King Street East under Part IV of the *Ontario Heritage Act*.**

2019

- **January 9, 2019:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **February 27, 2019:** Order to Comply for Graffiti issued by Municipal Law Enforcement Officer. Compliance achieved.
- **March 22, 2019:** City receives Site Plan Application **SPA-19-078** for amended proposal to retain all the heritage facades.
- **April 19, 2019:** Site Plan Application **SPA-19-078** conditionally approved.
- **May 14, 2019:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **June 21, 2019:** Municipal Law Enforcement Officer issued Order to Comply for Yard Maintenance concerns. Compliance achieved.
- **July 11, 2019:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.

- **October 29, 2019:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.

2020

- **January 20, 2020:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **July 31, 2020:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **September 2020:** Structural Assessment prepared by Kalos Engineering and shared with Building Division in relation to required interior shoring.
- **November 6, 2020:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **November 9, 2020:** Municipal Law Enforcement Officer conducted inspection for Yard Maintenance issues (garbage and debris).
- **November 19, 2020:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **December 11, 2020:** Unsafe Order issued by the Building Division. Order required the following actions: 1. Immediately install protective fencing under the direction of Professional Engineer of Kalos Engineering. 2. Immediately shore the southeast corner of the building under the direction of a Professional Engineer of Kalos Engineering. 3. Provide copies of the engineer fencing and shoring details to the City of Hamilton Building Division.
 - The requirements of the Order to Comply were satisfied, and regular monitoring was completed by the Professional Engineer.
 - Unsafe Order was complied with February 9, 2023. Further, Building Permit 20 159153 01 R3, issued for "*PERMIT REVISED to include facade restoration work. Alteration to repair portion of exterior wall and to provide roof beam shoring*", has been closed.

2021

- **Feb 18, 2021:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **June 3, 2021:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **July 6, 2021:** New Heritage Permit application **HP2021-037** submitted for the following:
 - Retention and restoration of the front facades of 18-22 King Street East
 - Demolition and façade replication of 24 King Street East
 - Façade dismantling and rebuilding of 28 King Street East

- **October 13, 2021:** Council conditionally approved Heritage Permit HP2021-037 (See Planning Committee Report 21-015)
- **November 8, 2021:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **November 23, 2021:** Building Permit 21 154269 00 C3, issued for "*Alterations to the exterior of the building as per attached drawings.*"
 - This permit was subsequently revoked, administratively, after the buildings were demolished (2025).

2022

- **January 2022:** Site Plan Application **SPA-21-116** for amended proposal, conditionally approved.
- **January 31, 2022:** Baseline Documentation Report prepared by Heritage Consultant on behalf of the owner and provided to the City as part of the clearing of conditions of Heritage Permit HP2021-037. Note: The owner made substantial progress in clearing the conditions of Heritage Permit HP2021-037 to be able to obtain the required Building Permits to dismantle / brace / demolish the buildings. However, the owner stopped short at finalizing the heritage easement agreement and providing the required securities in the fall of 2022. There were several follow-ups from Heritage staff on next steps and finalizing but the owner was non-responsive.
- **February 8, 2022:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **April 19, 2022:** Conservation Plan prepared by Heritage Consultant on behalf of the owner and provided to the City as part of the clearing of conditions of Heritage Permit HP2021-037. The document includes a review of the current conditions of the structures and recommended conservation approaches.
- **June 27, 2022:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **August 30, 2022:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **November 29, 2022:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **December 8, 2023:** Municipal Law Enforcement Officer attended property in response to a complaint of an encampment on private property. Compliance achieved.

2023

- **February 2, 2023:** Report received from Kalos Engineering and submitted to the Building Inspector. Report pertaining to a monitoring review of the buildings.

- **February 8, 2023:** Site inspection conducted with Municipal Law Enforcement Officer and staff from Building and Heritage Divisions, as well as Kalos Engineers. Site visit of exterior and interior of vacant buildings at 18-28 King Street East. North (front facing King Street). Heritage staff flagged the open roof at the northwest corner as their main concern since the facades were expected to be retained in situ and water infiltration could cause further damage until such time as the work began. Facade deemed to be of heritage value. Staff observed the following Property Standards violations - parts of roof at north (front) end have deteriorated - able to see openings - boards in need of being installed at front of building - including being painted matte black.
 - As a result of the site visit Municipal Law Enforcement Officer issued several Property Standards (By-Law 10-221 repealed and replaced with 23-162) Orders to Comply at 24 and 28 King Street East on February 8, 2023. Orders were issued to repair and maintain the roof in a weather tight condition so as to be able to prevent the leakage of water into the buildings. The Orders expired on May 3, 2023.
 - The Orders were appealed within 14 days of issuance by the Property Owner. Property Owner stated they could not safely repair the roof in line with Ministry of Labour safety regulations. As the roof was not safe to stand or work on, even with a lift.
- **February 8, 2023:** An additional Order to Comply was issued to 28 King Street East to maintain and repair the exterior wall at the northwest corner of the building. The Order was appealed and subsequently complied with prior to a hearing being scheduled.
- **February 8, 2023:** Additional Property Standards Orders were also issued with respect to covering the window openings in black painted plywood as per the Property Standards By-Law Heritage section requirements. These Orders were appealed but subsequently complied with prior to a hearing being scheduled.
- **June 5, 2023:** Staff from Building Division, Legal Services and Municipal Law Enforcement attended the site and met with the owner's structural engineer and their contractor to discuss approaches to remediate the roof and to determine if there was a way for the roof to be repaired safely, as their Property Standards appeal was based on the determination that it was too dangerous to repair it safely. It was determined that certain structural repairs would be required prior to safe repair of the roof. It was the goal of the Property Owner to pursue demolishing and rebuilding the property as an ultimate solution to the Property Standards Order as well as other outstanding Building Division issues. The property owner was to provide a plan of action to repair the roof, and the details were to be submitted to Legal Services by the end of June, otherwise a Property Standards hearing would be scheduled.
- **June 12, 2023:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.

- **August 2023:** Property Standards complaint received (door at rear fire escape). Officer notified property owner to address the concerns. Re-visit of site confirmed compliance achieved.
- **August 11, 2023:** City received Formal Consultation Application **FC-23-097** for an updated redevelopment proposal for the properties, that included a large vacant parcel to the south. The application proposed to redesignate and rezone the subject lands to facilitate development of a proposed mixed use 32-storey tower atop a five-story podium consisting of 478 residential units with 4,372 square meters of commercial space from the ground floor to the fifth floor. Approximately 426 parking spaces were to be provided in two levels of underground parking and above-grade parking on levels two through five of the podium.
- **September 5, 2023:** Compliance achieved with Property Standards Order with respect to installation and painting of boards.
- **October 31, 2023:** City issues extension to the previous Heritage Permit HP2021-037 approval at request of the Property Owner. New Heritage Permit approval issued as **HP2023-051**.
- **November 17, 2023:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.

2024

April 2024

- **April 9, 2024:** Complaint received from Ward 2 Office regarding garbage behind fencing.
- **April 12, 2024:** Municipal Law Enforcement Officer attended site for scheduled inspection. Property found to be Open to Trespass in two areas of fencing, and loose litter observed. Officer advised property owner via telephone of findings. Officer re-attended and compliance was achieved.

May 2024

- **May 1, 2024:** Municipal Law Enforcement Officer attended site for scheduled inspection. Property found to be Open to Trespass. Officer notified property owner to secure.
- **May 2024:** Property Standard Orders related to the required Heritage work was complied with, however the Order respecting the roof remained in progress due to the appeal. Partial compliance with Orders achieved.

June 2024

- **June 28, 2024:** Site Inspection conducted by the Building Division; determination made requiring an engineer assessment by Professional Engineer.

July 2024

- **July 22, 2024:** Order to Comply issued by Building Division sent registered mail. Required action includes:
 1. Secure and make safe the following areas by August 9, 2024:
 - a. East Elevation: Board over all window & door & openings with plywood hoarding. Fix & make good;
 - b. North Elevation: Board over all window & door & openings with plywood hoarding. Fix & make good;
 - c. Roof: Board over all holes & openings in the roofing with plywood hoarding.
 2. Provide a Structural Engineer assessment, including required remedial works for the following: a) General Review Report on:
 - The roofing & its structural support.
 - The exterior masonry façade, loose and missing bricks, cracks throughout, control joints, bed & head joints, etc.
 - The exterior fire escapes.
 - The foundation walls, above grade walls, structural members and their connections for floors, beams, etc., throughout the entire building(s).
 - General Review Report to be submitted to this Inspector by August 09, 2024.
- **July 24, 2024:** Site inspection by Building Inspector conducted, posted Order to Comply on site.
- **July 25, 2024:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant.
- **July 25, 2024:** Building Inspector called the Property Manager with respect to requirements of the Order to Comply and specifically the required action to provide an engineer's assessment of the buildings.
- **July 25, 2024:** Building Inspector received a follow up email from Property Manager that acknowledged the call and instructions of the Order to Comply. The Property Manager indicated she would take appropriate actions towards achieving compliance.

August 2024

- **August 9, 2024:** Building Inspector received email update from the Property Manager including four photographs.
- **August 13, 2024:** Building Inspector emailed Property Manager and advised of the required Engineer's general review assessment for the entire property, as per the Order to Comply.

October 2024

- **October 18, 2024:** Municipal Law Enforcement received a complaint regarding table with garbage located at rear of building near entrance area. Municipal Law

Enforcement Officer attended the site and found no signs of garbage on the property.

- **October 18, 2024:** Heritage Staff met with the agent for the owner to discuss the outstanding conditions of Heritage Permit HP2023-051 that were required to be met prior to issuance of a Building Permit to dismantle / demolish / stabilize the structures. Staff provided the new representative with copies of the documents provided back in 2022 that required updating (e.g. Baseline Documentation and Conservation Plan) in order to inform the required securities and to obtain the required building permits.
- **October 24, 2024:** Heritage staff provided the Property Manager and their agent with an updated draft of the heritage easement agreement document required as a condition of the Heritage Permit HP2023-051, for their review and consideration.
- **October 24, 2024:** Municipal Law Enforcement Officer completed quarterly inspection of property as per the Vacant Building Registry By-law. Building found to be secured and vacant. Subsequent inspection date was due in January 2025.

November 2024:

- **November 6, 2024** – Building Inspector sent letter of intent to the Property Manager giving 5 days to comply, or legal action may proceed.
- **November 6, 2024** – Building Inspector received an email from the Property Manager acknowledging being served the letter of intent. However, still not in receipt of the Engineers letters.

Post Collapse

- **November 11, 2024:** Emergency stand-by Building Inspector dispatched to the property as a result of the collapse. Building Inspector received a call from dispatch at 6:49 AM Nov 11 for a collapsed building at King and Hughson Street. Building Inspector attended the property at approximately 7:40 AM. Police, Fire and Roads were all on site. Observations of the Building Inspector found that 28 and 24 King Street East had partially collapsed into 4 Hughson Street South aka 40 King St East, a 10-storey office building and put a large dent into that building.
- **November 11, 2024:** Building Inspector notified Property Management company who indicated they were the property manager for the property. They put the Inspector in touch with a contact from Ninco developments who said that they represented the ownership group of these properties. Inspector requested that the representative have the site secured, his engineer and demolition contractor come to site.
- **November 11, 2024:** Professional Engineers letter received c/o Kalos Engineering, citing their recommendation that the entire building should be removed immediately (Units 18 to Units 28 inclusive).

- **November 11, 2024:** Inspector issued property specific Order's to Comply for each of 18 – 28 King Street East, as well as the affected adjacent building 40 King Street East.
- **November 11, 2024:** Inspector met representative from Property Management firm on site and had conversation reminding them that they still had not sent any Engineers reports per the Order to Comply. They stated they would forward asap.
- **November 11, 2024:** Inspector received follow-up email to the above conversation, containing 3 engineers reports number 4, 5 & 6.
- **November 12, 2024:** Dust mitigation concerns were brought forward from the public, Inspector confirmed on site, that appropriate measures were being undertaken to mitigate dust as best possible.
- **November 12, 2024:** Updated Professional Engineers report submitted by representative from Ninco Developments, c/o Kalos Engineering, citing that efforts are to refocus on removal of the party wall between units 22 – 24, with a paramount requirement to protect workers on site.
- **November 12, 2024:** Representative from Ninco Developments reminded of the requirement to submit property specific engineers reports with required actions as determined by professional engineer.
 Representative from Ninco Developments submitted by email, 2 separate professional engineers reports for 24 and 28 King St East respectfully, citing the immediate need for demolition.
- **November 14, 2024:** Professional Engineer report received, confirming that 4 Hughson Street (aka 40 King Street East), did not sustain any structural damage. The unit that was most affected by the collapse is to remain vacant, however the rest of the building was permitted to be re-opened for occupancy. Email exchanges continued to confirm the engineer, contractor, and owner representative are aware of building permit requirements for restoration of 4 Hughson Street.
- **November 14, 2024:** General update email provided by Building Inspector.
- **November 15, 2024:** Communications Update issued by General Manager PED.
- **November 15, 2024:** Email communication to representative from Ninco Developments, Kalos Engineering, and Ownership group, that they should be looping in Heritage expert Engineer, John G. Cooke, with whom they had an ongoing working relationship with on the redevelopment applications. The email response was to the effect of reference back to the Kalos Engineering report, and that the building specific to 22 King Street East, was at an imminent stage of further collapse. Public and worker safety was paramount and further demolition would continue.
- John G. Cooke & Assoc. were engaged and provided their findings that no one is to enter the buildings for any reason, optimal means of dismantling the façade would be from a lift (taking time and mobilization), dismantling by machine could

be done but may impact the rate of successful salvage, public safety is priority as well as adjacent property.

- **November 15, 2024:** Professional Engineers letter received from Kalos Engineering, citing that 18 and 20 King Street East have moved considerably, and have now been determined to be unstable, and at imminent danger of collapse.
- **November 17, 2024:** General update email provided by Building Inspector.
- **November 18, 2024:** Building Inspector met Professional Engineer from Kalos Engineering on record for the buildings associated with 18-28 King Street East. The Building Inspector requested a copy of all general review reports and assessments on the buildings. Professional Engineer stated he would email copies of the reports as soon as possible.
- **November 18, 2024:** Building Inspector received email from Professional Engineer on record, complete with general review reports #1, 2, 3, 4 & 6.
- **November 18, 2024:** General update email provided by Building Inspector.
- **November 19, 2024:** Email received from representative for Ninco Developments, containing demolition recommendations by John G. Cooke & Assoc., however the workers, continue to work under the guidance of the engineer of record, Kalos Engineering, with safety being the priority and objective.
 - Received further email communication from representative for Ninco Developments, containing Kalos Engineering report specific to 18 King Street East, citing the inherent danger of collapse, and recommending demolition/removal from a safe distance, with suitable equipment.

Building and Structure Inventory Data**Table 1.0 Unsafe Building Statistics**

TOTAL	1783	NEW	0	0%	423	24%	NEW	0	0%
		INVESTIGATION	9	1%			ORDER	10	2%
		CLOSED	1765	99%			INTENT	1	0%
							CLOSED	410	97%
							COURT	0	0%

Summary:

- 1) For the 6-year period (2018 – 2024) Building Division received 1783 Complaints of UNSAFE Building conditions these include the following type, Building collapse, structural deficiencies, loose exterior metal flashing, sewer back up, missing guards.
- 2) Of these 1783 Complaints 423 resulted in an Order to Comply being issued.
- 3) 97% (404) have been closed for compliance, with 2% (10) files still active and being actioned and 1 file being sent to Legal for potential charges before the Court.

Table 2.0 Non-Unsafe Building Statistics

Non-Unsafe Building Enforcement Statistics - 2018-2024														
	Complaints (ARBs)				Order Issued (ENs)					Legal Action - Charges Filed (LAs)				
	# of ARBs	Folder Status	AMOUNT	% of Total ARB's	# of ENs	% of ARBs	Status	AMOUNT	% of Total EN's	# of LAs	% of ENs	Status	AMOUNT	% of Total LA's
TOTAL	10608	NEW	104	1%	5984	56%	NEW	45	1%	895	15%	GUILTY	270	30%
		INVESTIGATION	652	6%			ORDER	774	13%			WITHDRAWN	7	1%
		CLOSED	9782	92%			INTENT	230	4%			PRE COURT	9	1%
							CLOSED	4679	78%			COURT	200	22%
							COURT	252	4%			CLOSED	409	46%

Legend:

ARB = Action Request Building / Complaints Received

EN = Enforcement File / Order Issued

LA = Legal File – Non-compliance with Order to Comply sent to legal for Part 3 Charge or a Part 1 Offence Notice (Ticket)

Summary:

- 1) For the 6-year period (2018 – 2024) Building Division received 10,608 Complaints of Non-Unsafe conditions these include the following types, Construction No Permit, Trade License, Fortification, or proactive Not Built to Approved Plans.
- 2) Of these 10,608 complaints, 5,984 resulted in an Order to Comply being issued.
- 3) Building Division then sent 895 files to Prosecution for Charges for non-compliance and have received Guilty verdicts in approximately 70-75% of these files, with 30% (270) still having outstanding fines, and 22% being within the court system awaiting trial or early resolution.

Table 3.0 Property Standards Complaints

Year	Number of Property Standards Complaints	Number of Property Standards Orders Issued	Court Charges for Property Standards Offences	Property Standards Order Appeals
2018	2276	404	2	6
2019	7907	410	0	1
2020	4013	248	0	0
2021	2528	357	0	3
2022	2452	620	0	4
2023	4151	681	0	18
2024	1058	137	0	17

Summary:

- 1) For the 6-year period (2018-2024) Licensing and By-law Services Division received 24,385 Property Standards Complaints.
- 2) Of these 24,385 complaints, 2,857 resulted in an Order to Comply being issued.
- 3) Licensing and By-law Services is actively investigating 414 Property Standards complaints, with 36 Orders to Comply issued and 9 Property Standards Orders currently under appeal.

Table 4.0 Registered Vacant Buildings

Year	Number of Registered Vacant Buildings
2018	235
2019	208
2020	200
2021	164
2022	158
2023	193
2024	151

Table 5.0 Vacant Building Fines

Administrative Penalty Notices Issued under Vacant Building By-law No. 17-127 “fail to register a vacant building”													
	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2018	5										3	2	0
2019	228	25	17	21	21	12	23	24	7	25	35	6	12
2020	132	28	11	7	0	19	5	5	21	15	3	13	5
2021	121	6	12	5	8	21	10	14	16	2	12	13	2
2022	263	9	10	5	21	46	42	8	11	37	47	22	5
2023	242	32	20	18	12	20	25	15	15	24	31	9	21
2024	691	26	22	35	67	40	43	78	59	71	114	77	59

Summary:

- 1) Currently, there are a total of 273 vacant buildings in the City of Hamilton. Of those 273 vacant buildings, 151 are registered and 122 are unregistered.
- 2) In 2024, 7 vacant buildings were sent to the Building Division to investigate possible unsafe conditions.
- 3) Approximately 1,283 inspections were conducted by two officers at vacant buildings across the City of Hamilton in 2024.

Municipality	Vacant Building Registry	Registration Period Requirements	Cost to register a Vacant Building	Fines. Administrative Penalties Notice (APN) and Short Form Wording	Key differences in By-law
City of Hamilton	Yes	30 days	Fee: \$1203 - Initial administration fee \$314 and yearly inspection fee \$786 + HST (\$102.27)	APN: Fail to register a vacant building \$300.	N/A
City of London	No - The owner can add building to an Inspection Registry, for the City may conduct regular exterior inspections of the building for compliance with the Vacant Building By-law	30 days	No cost because not required.	APN \$400	A vacant building shall not be boarded up for a period exceeding 30 days
					Liability insurance required.
City of Brampton	No	60 days	None	APN \$250 first offence minimum, subsequent offence \$500,	There is a by-law but no registry.
City of Waterloo	No	No time period	N/A	No fines, just add cost of work to secure building to owner tax roll.	No paid registry fees.
City of St. Catharines	Yes	30 days	\$828 Annually	Administrative Fee: \$362.25 (one time)	N/A, similar to City of Hamilton By-law
City of Port Colborne	Yes	30 days	Residential (excluding R4 Zoned Properties) - \$1,315.00	APN's Fail to Register a Vacant Building:	Different registration fees depending on zoning of property.
			Commercial and R4 Zoned Properties - \$2,100.00	Tier 1: \$750	Tiered APN's.

			Institutional and Industrial - \$3,150.00	Tier 2: \$1500	
			Renewal fee is the same as the initial fee above	Tier 3: \$3000	
City of Brantford	Yes	60 days	First year of being vacant is \$270	No APN's	Requirement of proof of liability insurance.
			If the building continues to be vacant 1 year after the initial registration the fee is \$600	No short form wording	
City of Oshawa	Yes	30 days	Payment of the \$250 registration fee. This fee includes the permit and all inspections.	APN is \$250, second time, \$350, third time, \$450	Property owners must have and maintain third party liability insurance.
			Every year complete the same application as if it is new, same \$250 fee.	Tiering of APN's	
City of Woodstock	Yes	60 days	A one-time Registration Fee of \$250.00	No APN's	Liability insurance required under the by-law.
			Each year following a renewal fee of \$500.00	No short form wording	
City of Welland	Yes	90 days	Initial Registration Fee - \$200	APN \$400	Maintaining liability insurance on the vacant building required.
			Inspection Fee- \$282		
City of North Bay	Yes	30 days	Registration Fee \$200	No APN's	Maintain a minimum of two million dollars of general liability insurance per
			A building is only permitted to be on the	No short form wording	

			Vacant Building Registry for one year. After one year, it is expected that they either take action to restore or demolish the building.		occurrence on the vacant building.
City of Ottawa	Yes	120 days	\$1,523 annually	No APN's	<p>A two-year fee exemption is also provided where the property has become vacant due to:</p> <ul style="list-style-type: none"> -The death of the owner -The owner being in care in a hospital, hospice, long-term care facility, assisted living residence, or home for special care -Damage caused by catastrophic events such as fire, flooding or extreme weather
				Set Fines	
City of Timmins	Yes	30 days	Initial registration fee \$500	No APN's	Recent came into effect 2024.
			Renewal fee \$750	Short Form Wording, all fines set at \$500	



City of Hamilton Report for Consideration

To: Chair and Members
General Issues Committee

Date: May 21, 2025

Report No: PED25142

Subject/Title: Grant for the Centenary Methodist Church to
Establish a Mid-Sized Performance Venue, 24 Main
Street East

Ward(s) Affected: Ward 2

Recommendations

- 1) That the conditional Grant for The Trustees of the New Vision Congregation of the United Church of Canada, owners of the property 24 Main Street East, **BE APPROVED** for \$900,000, funded from the Economic Development Initiatives Capital Project (3621708900), subject to the following terms:
 - a) The Music Hall Alliance, sole lessors of 24 Main Street East, demonstrating that they have executed a lease agreement with The Trustees of the New Vision Congregation of the United Church of Canada to the satisfaction of General Manager of Planning and Economic Development;
 - b) The funds are used for the payment of structural repairs, hazardous abatement works and other related works necessary for the conversion of the former sanctuary space into an approximate 1000 occupant performance, event and community space;
 - c) The Trustees of the New Vision Congregation of the United Church of Canada and The Music Hall Alliance enter into a conditional Grant Agreement with the City of Hamilton that gives the City the option to lease, at a reduced or nominal cost, some or all of the portion of the building excluding the sanctuary space and lobby space, for various community and staff events;

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 2 of 20

- d) The eligible works for this Grant as outlined in (b), are not eligible toward works for construction costs related to any future City of Hamilton Heritage Grant Programs;
- 2) That the General Manager of the Planning and Economic Development Department **BE AUTHORIZED** and **DIRECTED** to execute the conditional Grant Agreement with any ancillary documentation required, in a form satisfactory to City Solicitor which shall address, at minimum, the following:
- a) The construction start date and term length of the conditional Grant Agreement;
 - b) The milestone requirements for the release of Grant fund payments (tranches) and the required documentation to provide for the release of each tranche;
 - c) The requirements for Property All Risk Insurance;
 - d) The requirements for monthly construction reporting and annual reporting requirements for programming following the completion of construction;
 - e) Venue booking commitments for City events and for events aligned with the Music Hall Alliance's Business Plan and Community Use Plan;
 - f) Any other terms as required by the General Manager of Planning and Economic Development in their sole discretion.

Key Facts

- The purpose of this Report is to present a \$900,000 Grant recommendation to support the payment for structural repairs, hazardous abatement works and other related works necessary for the adaptation of the former sanctuary space of the former Centenary Methodist Church (now known as the New Vision Church) into a 994-occupant performance, event and community space. The rehabilitation of the entire space is estimated at \$4,666,000.
- The former Centenary Methodist Church was built in 1868 and this Grant assisted in the preservation of an architecturally significant space in downtown Hamilton.
- The Music Hall Alliance have a clearly articulated business plan that includes operating a music venue in addition to rehabilitating former office space to be used as a cultural community space, which would focus on finding opportunities benefitting equity deserving groups.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 3 of 20

- The need for a mid-sized music venue in the City (i.e. a venue with 500-1,000 occupant capacity) was identified in the 2013 Music Strategy, the 2024-2028 Tourism Strategy and captured as a Stretch Target in the City's 2016-2020 Economic Development Action. The recommended investment will provide the needed space to support large-scale events and the future bids for those events.
- Direction to investigate this conditional Grant recommendation was provided by Council on February 14, 2024.

Financial Considerations

No new funding or staffing resources are required to implement any of the recommendations in this Report as staff are recommending that the proposed Grant be funded from existing resources currently allocated to the Economic Development Division.

Staff are recommending that the City grant the New Vision Church and the Music Hall Alliance \$900,000 in three tranches. The initial tranche of \$300,000 is to be advanced at the start of the project, following the execution of a conditional Grant Agreement and receipt of the final construction work plan to allow for the required construction deposits and to initiate the work. The second tranche is to be advanced following receipt of copies of the paid invoices from the previous tranche, and a report/schedule of the project costs to date and the estimated remaining project costs, less a 10% hold back. The third tranche is to be advanced following receipt of the previous invoices from the second tranche, and a report/schedule of the project costs to date and estimated remaining project costs, less a 10% holdback. The holdback should be released upon receipt of the final paid invoices and within 60 days of completion of the project.

The Grant would come from the City of Hamilton's Capital Economic Development Initiatives Project Account (3621708900).

Background

A motion was brought forward at the January 17, 2024 General Issues Committee to support New Vision Church, owners of 24 Main Street West (the site of the "Music Hall" venue), along with the Music Hall Alliance, the intended lessor and operator of the Music Hall, for a \$900,000 grant request to fund the construction of specific renovation works to allow the Music Hall to operate a mid-sized music venue (at full capacity legally and safely), in exchange for providing a space that would provide significant community benefit.

The subject site contains a heritage designated building that is owned by the United Church of Canada. It was formerly the Centenary Methodist Church built in 1868. New Vision Church currently occupies the building where they congregate on Sundays in the

**Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance
Venue (Ward 2)
Page 4 of 20**

lower hall of the building. They also continue to conduct community outreach that is focused on assisting newcomers to Canada.

This building has also been operating as a music venue for smaller acts for the last seven years through New Vision Church and with the support of local promoters. However, New Vision Church does not have the expertise or the capacity to continue their outreach programs and to operate the building, which has become an important live-music venue for the City of Hamilton. Therefore, New Vision Church has partnered with the Music Hall Alliance, an incorporated, not-for-profit music presenter and venue operator, for cultural performances.

The Music Hall Alliance will be the sole lessor of the building to continue the venue operations as the Music Hall. It has presented a long-term vision for the space, which includes the development of a mid-sized music venue with a capacity of 994 occupants along with multipurpose spaces for workshops, rehearsals and more intimate sized performances. There are also plans for additional multi-functional spaces including meeting rooms and event spaces, and other capital projects like new elevators.

City staff are recommending approval of the conditional Grant of \$900,000, issued in three tranches of \$300,000 each subject to receipt of an executed lease agreement, an executed conditional Grant Agreement, receipt of a final construction plan and schedule, and the required receipt of copies of the paid invoices and a report/schedule of the project costs before each tranche is advanced.

To continue to grow live music and the nighttime economy as a whole within the City, there is a need for mid-sized music venues (those with 500-1,000 occupant capacity) to provide additional space for large-scale events and to serve as a platform for the development of emerging artists and their audience base. The City identified this need in the 2013 Music Strategy, it was reiterated in the recent development of 2024-2028 Tourism Strategy, and was captured as a Stretch Target in the City's 2016-2020 Economic Development Action.

The intention of the Music Hall is to be an inclusive space, in part, by providing a space for underrepresented artists and by acting as a music incubator by providing artists in the City with performance space that may not otherwise be available to them. The intention is that this will strengthen the connections between artists and audiences and ultimately the success of the Music Hall and burgeoning music scene in the City. This will be an extension of the work New Vision Church is already doing in the community, aligning with City Council's expressed interest in the future of this space. Additionally, through the conditional Grant Agreement for the \$900,000, staff will be securing the right for the City to use the Music Hall. The future conditional Grant Agreement will speak to this arrangement.

At the General Issues Committee and the February 14, 2024, Council meeting, City Council requested a "Community Use Hub", which was not in the original plans prepared by the Music Hall Alliance. As will be noted in detail below, the Music Hall

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 5 of 20

Alliance has envisioned this to be, in part, a community space, which is detailed in their Community Use Plan attached as Appendix C to Report PED25142, to this Report.

Request for City Funding

A motion was approved by Council on February 14, 2024, relating to the issuance of a conditional Grant, that required City staff to report back on the following:

- (i) Verification of the need for a 1000 seat arts and cultural hub in the City of Hamilton including a benchmark review of similar venues in other municipalities, and the funding and operational models in use;
- (ii) A thorough evaluation of New Vision's business case including a complete financial review of the viability of the project and the competency and expertise of the proponents as required to successfully deliver the proposed arts and cultural hub without ongoing City subsidy;
- (iii) Confirmation of the total City financial and staffing investment required, including the initial \$900,000 capital request, subsequent \$3M capital funding referred to the 2025 capital budget, \$100,000 in initial operational funding, subsequent annual operating funding and any other City funding or subsidy requests and a review of all past City investments and commitments to New Vision;
- (iv) Recommendations for all City funding including appropriate sources through a review of departmental budgets, reserve accounts and long-term tax budget impacts;
- (v) Investigation of private investment opportunities and potential for-profit private partnerships for rehabilitation funding, fractional ownership investment and leveraging of industry expertise and financial support;
- (vi) A review of the ownership structure and security of City's investments, in the event that the property is sold by the owner; and,
- (vii) Inclusion of all previous staff reports on this matter as background information for new members of Council.

City staff have received the necessary documentation from the Music Hall Alliance to assess the above and have provided further discussion in the Analysis section of this Report.

Project Budget

The full capital project of the Music Hall is proposed to occur over two distinct renovation blocks. The entire project budget that includes both renovation blocks is estimated by the Music Hall Alliance to be over \$4 million.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 6 of 20

The \$900,000 request will allow the Music Hall Alliance to complete the first renovation block to get the building in a state for the safe and legal operation of the building at full capacity (i.e. 994 occupants). The Music Hall Alliance have already raised \$220,000 to fund the following work:

- | | |
|---|-----------|
| • Structural Reinforcement of main sanctuary floor including environmental abatement measures including demolition and restoring lower-level walls and ceiling to usable state; | \$850,000 |
| • Raising the railing height on the balcony for safety, while preserving the protected heritage feature; and, | \$150,000 |
| • Building the smaller presentation spaces as well as the multi-functional and training spaces, meeting rooms and communal areas. | \$120,000 |

Total Capital Required	\$1,120,000
-------------------------------	--------------------

Following the completion of the above work in the first renovation block, the Music Hall intends to work on the second renovation block when more funds become available, which is estimated to cost \$2,843,000 and includes the following:

- | | |
|---|-----------|
| • Auditorium Ventilation & Electrical Service Upgrade; | \$635,000 |
| • Auditorium Plaster Repair & Water Supply to Auditorium; | \$138,000 |
| • New Elevator; | \$486,000 |
| • New Washrooms; | \$347,000 |
| • Flooring & Room Finishes, Miscellaneous; | \$488,000 |
| • Project Management, Fees & Other soft costs; | \$220,000 |
| • Construction Contingency (5%); | \$165,000 |
| • Design Contingency (2.5%); and, | \$83,000 |
| • Projected escalation (11%). | \$281,000 |

*NOTE: the above estimates were calculated in June 2022 and therefore \$281,000 (11%) has been added for the projected escalation in costs. The Music Hall Alliance

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 7 of 20

intends to get a new cost estimate once they have a better understanding on a construction start date (i.e. when funding for the first renovation block is available).

To date, a total of \$703,120 has been invested in the project, with most of the money coming from the United Church of Canada and New Vision Church (\$553,000). The remaining funds have come from public donations (\$55,000), concerts and events (\$25,000), and other granting agencies (\$70,000). As smaller events continue to take place, the Music Hall Alliance's reserves are increasing, and they are actively reaching out to private donors. The work and expenses incurred to date are as follows:

- | | |
|---|-----------|
| • Planning/studies (feasibility, business case, environmental, historical); | \$111,700 |
| • Design, Engineering, Architectural Fees, Management Services; | \$300,000 |
| • Capital Works (Stage, Heritage, Fire Compliance, Demolition, etc.); | \$111,300 |
| • Administration, Incorporation, Fundraising, Consulting, Business Planning; and, | \$50,000 |
| • Additional Investments (Operations, Cost of Hosting Events, Overhead). | \$130,000 |

Cultural Community Hub

The above project budget includes the capital costs associated with the two renovation blocks contemplated by the Music Hall Alliance. The Music Hall Alliance, when preparing this work for the grant, prepared a Community Use Plan as part of their intention to be an important space for marginalized and racialized groups in the community for cultural activities and as part of their plan to be a music incubator in the City.

As part of the first phase of renovations, the Music Hall Alliance is focused on getting the Music Hall into a state to operate at full capacity, as soon as possible. The aspects of the community and cultural spaces are part of this first phase and will continue to improve with the phase 2 renovation works contemplated.

Analysis

This section responds to each direction received in the above noted motion.

Note that each direction is responded to in subsections below, however any part of the direction to staff that specifically relates to the Community Use Hub is discussed in a separate subsection of the Analysis as it is not part of the works related to the Grant.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 8 of 20

- (i) **Verification of the need for a 1000 seat arts and cultural hub in the City of Hamilton including a benchmark review of similar venues in other municipalities, and the funding and operational models in use;**

An identified need for a mid-sized performance venue

For the purposes of this R2eport, a mid-sized music venue has a capacity of 500-1,000 occupants.

The City of Hamilton has a rich cultural history relating to music and the arts, which is directly impacted by the number and variety of creative spaces available within the City. Hamilton's current inventory of active music venues includes (but is not limited to):

Venue	Capacity	Description	Ward
Bridgeworks	450	Live music	2
Mills Hardware	150	Live music	2
Stonewalls	300	Restaurant featuring live music	2
Vertagogo	220	Live music	4
The Mule Spinner	150	Live music	3
Doors Pub	75	Restaurant featuring live music	2
First Ontario Concert Hall	2,200	Soft seat, live music, performance art	2
The Studio	400	Live music, performance art	2
The Gasworks	180	Live music, performance art	2
Hamilton Arena	18,500	Currently under renovation	2
The Corktown Pub	300	Restaurant featuring live music	2
The Westdale	340	Soft seat, live music, performance art, cinema	1

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 9 of 20

The Playhouse	280	Soft seat, performance art, cinema	3
The Zoetic Theatre	390	Live music, performance art	7
The Staircase	125	Performance art focused	1
McIntyre Performing Arts Centre	1,029	Soft seat, performance art focused	8
Theatre Aquarius	750	Soft seat, performance art focused	2

To continue to grow live music and the nighttime economy as a whole within Hamilton, there is a need for mid-sized music venues to provide additional space for large-scale events and to serve as a platform for the development of emerging artists and their audience base. This is especially true as bids for events, like the recently awarded 2026 Junos, are available to the City.

The City's 2013 Tourism Strategy identified four goals, one of which was to "increase access to music experiences". The Objectives associated with this goal included providing new music opportunities and live music throughout the City and encouraging a diversity of music venues. This built off the Background Report (2013) to the strategy that identified a number of weaknesses in the City's music scene specifically highlighting the "lack of mid-sized facilities and appropriately sized venues for performance (music) use" (i.e. performance spaces that could accommodate up to 1,000 occupants). This concern was picked up in the City's 2016-2020 Economic Development Action Plan when the City, for the first time, fully integrated Tourism and Culture into an Economic Development Action Plan. A Stretch Target was therefore established to secure "a new 800-1,200 seat multi-use performance centre."

More recently, the City just updated its Tourism Strategy. This strategy too recognises the City's gap in options for mid-scale venue offerings, analysing the gap from a major's events perspective that could host a thousand or so spectators in order to capitalize on major events that could otherwise pass over the City.

Bringing the Music Hall online will also provide a platform for the development of emerging artists and their audience base, while serving as an artistic community hub that will foster connection, collaboration and strengthen the sector as a whole. While the facility has the potential capacity of 994 attendees, the space can be operated at half that capacity without appearing vacant. This allows local groups and musicians to successfully grow into the space at full capacity. Many local musicians have noted a lack of available venues for performance and have gone outside of the City to grow their careers. The Music Hall has the potential to serve the younger, burgeoning artists, who need a smaller venue that doesn't focus on alcohol sales (or that is a for-profit venue).

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 10 of 20

Industry Reports

The Music Strategy (2013) has not been officially updated since 2013, however, there have been two important industry reports that continue to underscore the need for a diversity of music venues including a mid-sized offering in the City: Nordicity's Re: Venues: A Case for Hamilton's Live Music Industry dated May, 2020 (the "Nordicity report") and Sound Diplomacy's Hamilton Music Industry Study, Sound Diplomacy dated September 2021 (the "Sound Diplomacy report"). The City was involved in each report and was specifically a partner in the Sound Diplomacy report (along with others including Supercrawl Productions, the Hamilton Chamber of Commerce, Hamilton Public Library, FACTOR, and Ontario Creates). The Sound Diplomacy report was intended to serve as the groundwork for a new music strategy for the City. These reports acknowledged that music is being more frequently consumed through online streaming, however, they stress the importance of the live music experience. A quote from the Nordicity report: "Without venues, the entertainment clusters and density cannot grow, quality of life cannot increase, artists careers cannot be maintained, and a city cannot attract and retain more cultural workers. There is value in supporting the longevity of venues, for the growth of not only the music ecosystem, but Hamilton as a city".

The Nordicity Report identified challenges in the City's music industry that could impede the success and growth of it including growing artists audiences, rising property values, retaining and training music labour force and the availability of venues to accommodate for a range of artists. This project positively contributes to addressing these challenges. A range of music venues is important to permit different genres and acts, and appropriate rehearsal and recording spaces. If the right venue is not found (i.e. "size, level of (in)formality, vibe, sound quality"), an artist may choose to play at another venue outside the City. The vibe, sound and informality of a place cannot be overstated. For example, while the City technically has two other mid-sized venues in Theatre Aquarius and the McIntyre Performing Arts Centre, many music acts do not perform there because it is geared toward a specific spectator (plays, orchestras or the performance arts crowd) because of characteristic like the seating arrangements, plush/soft seating, cost etc.

Finally, with regard to the issue of rising property values, it is unlikely a new venue as proposed by the Music Hall Alliance would be built today or in the near future due to the financial costs of building new. What is unique to this scenario that makes a relatively small investment work (in comparison to the investment needed for a new build), is not only the location (which will be discussed in more detail below) but also a willing landowner to lease such a large space that is already established as a viable music venue, which is available at a fee that allows the Music Hall Alliance's proposal to work.

The need for a venue Downtown

Staff also wanted to provide some discussion on the importance of the location being Downtown. The impact of the Music Hall will affect more than the City's music

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 11 of 20

ecosystem. While live music venues are the central piece to the overall music ecosystem, they also contribute positively to a thriving urban centre, to a strong quality of life and to the tourism industry. These positive effects of the Music Hall are important particularly given the recently noted concerns by the public and business owners in the City who have expressed concerns about Downtown relating to the lack of vibrancy, concerns with cleanliness, homelessness and with safety. When the need for a mid-size venue was identified by the Music Strategy (2013), prior background work around the City's Cultural Policy (2012) and the Culture Plan (2013) emphasized the importance of the cultural industries to the City's economy and to Downtown revitalization. Over 10 years later, and now post pandemic, these concerns over the state of Downtown have resurfaced so the location of this venue, and its potential contribution to Downtown's revitalization, is of importance and the timing of this is important as the City embarks on the 10-Year Downtown Revitalization Strategy.

The location is also accessible and surrounded by ancillary and complementary services like retail stores, restaurants, and hotels. It is abutting the future downtown entertainment precinct, across from the MacNab Transit Terminal and within walking distance of the Hamilton GO Station and the future LRT line, which are critical to allow patrons to efficiently get to the venue without the requirement for a vehicle. Together, the concentration of the restaurants, retail and other attractions create an urban destination that is important for Downtown. Additionally, this central location is also important because this venue is there with the intention to serve underrepresented groups and the music industry workers. For example, Wards 1, 2 and 3 in the City have the highest concentration of venues and of workers that are employed in this industry in the densest concentration of cultural space in the City.

From a tourism perspective, a mid-sized venue in the Downtown, within walking distance of hotels, restaurants, and conference facilities allows the City to continue to attract large, hosted events that have significant economic impact. In 2023, Hamilton hosted the Canadian Country Music Awards and related Country Music Week festivities, during which the city saw an economic impact of approximately \$11.2 million, including over \$1.2 million in tax revenue and \$6.6 million in direct business spend. Approximately 80% of attendees travelled from outside of the region to attend events relating to Country Music Week, and the Music Hall played a key role during that time. The Juno Awards has an economic impact of approximately \$12 million for the host community. To continue to bid on these large scale, high impact host opportunities, the City needs to stay competitive and ensure venues are available in all shapes, sizes and backgrounds.

The City is also focusing on the development of its night-time economy. "The night-time economy is an important economic driver as it builds capacity in destinations, expands business offerings, and brings vibrancy to cities often dark and unanimated times of day" (2024-2028 Tourism Strategy). With less office and commercial employees Downtown, particularly after 6 pm, the public's concerns with lack of safety are amplified. The Music Hall can help contribute by attracting concerts that take place in

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 12 of 20

the evenings increasing the number of patrons Downtown that also attend other events and restaurants Downtown.

Similar Venues in other Municipalities

Staff have connected externally with the Music Office network, which meets on a bi-monthly basis to discuss best practices, challenges, and policy trends, in an effort to gain knowledge on past municipal practices relating to financial support for the restoration of a privately owned building for cultural purposes. The discussion below are some examples of funding. The Music Office Network municipalities consist of Toronto, Kingston, Mississauga, London, Ottawa, Kitchener, and CION (Northern Ontario).

City of Toronto

The City of Toronto provided a loan guarantee to the Hugh's Room Live group, not exceeding \$2.2 million, for a music and cultural-oriented community centre for the purchase of a privately owned church. Hugh's Room had a considerable amount of history in the live music scene in Toronto and is a registered charity. The previous Hugh's Room had closed pre-pandemic due to a steep lease increase. One of the conditions of the loan guarantee included that Hugh's Room Live demonstrate that they could secure some of the capital without the assistance of the City of Toronto. At the time of the writing of the motion for the loan guarantee in 2022, it was noted that Hugh's Room Live had confirmed more than \$2.2 million in donations and vendor take back loans.

City of Kingston

The City of Kingston shared that they did not have examples of private enterprise funding. However, in support of the creative industries, they have aided by reducing the cost to lease City owned spaces (note: the City of Hamilton has entered into a reduced lease agreement with Sonic Unyon for the Bridgeworks site located at 200 Catharine Street North).

However, City of Kingston staff provided one example of funding they took part in that involved public school boards, which included \$630,000 to facilitate the partnership between the City, the French Catholic and French public school boards to allow for community access to the new school and its outdoor campus. The money was provided for some of the uncompleted portions of the project including the multi-use recreation field and landscaping work. The partnership allowed public access to the school's outdoor areas outside of school hours, and, through a booking system, the indoor theatre and gym for a 20+ year period.

It is noted that 85% of the required municipal funding would be funded through Kingston's development charges, with the remaining 15% to be covered by the Municipal Capital Reserve Fund.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 13 of 20

City of Barrie

The City of Barrie provided a \$68,000 loan to the Theatre at the Bay following post pandemic financial challenges. Theatre by the Bay is a theatrical productions company with the goal of growing the Simcoe County arts community. The loan is to be paid back by 2029. There are also other options for additional City funding through the Arts and Culture Investment Fund granting process of the City's theatre reserve.

City of Greater Sudbury (outside of the Music Office Network)

The Knox Presbyterian Church was purchased by private entrepreneurs with the goal of transforming the church it into an arts space, now known as Knox Hall. The former church provides space for recording services, live performances, and live theatre. The total cost of the renovation was estimated at \$609,240. This project accessed municipal funding through the City of Sudbury's Strategic Core Areas Community Improvement Plan that included two grants totalling \$89,489. The first payment was \$59,454 for the Phase 1 work and a second grant of \$30,035 was provided for the Phase 2 work. Some of the work included the installation of a new fire alarm system to increase their occupant capacity and the removal of the pews for new auditorium seating.

City of Hamilton example: Ancaster Memorial Arts and Culture Centre

The City of Hamilton funded a "creative hub" in 2019 that supported the transformation of the former Ancaster Memorial School into a 450-seat capacity venue now known as the Ancaster Memorial Arts and Culture Centre. The hub is located at 357 Wilson Street East in the Ancaster Village Business Improvement Area. This was completed in partnership with the Ancaster Society for the Performing Arts. The hub provides affordable creative space for arts and heritage organizations, artists, cultural entrepreneurs and community organizations across the City.

The City purchased the surplus school and lands in 2014 with the intention for redeveloping it into a theatre arts centre. The project had support from local stakeholders, which included residents, business owners, political representatives and the community arts administrators who identified the issue of deficient arts space in 2012.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 14 of 20

Below is a table with the breakdown of the various funding sources for the Ancaster Memorial Arts and Culture Centre:

Funding Source	Amount	Percentage of total funding
Private Note: \$1M non-interest-bearing loan from Investment Stabilization Reserve as community contribution in the form of naming rights will be donated at \$100K a year for 10 years. The intention is for the equivalent \$1M to be loaned from Investment Stabilization Reserve immediately to fund the project, with naming rights revenue being used to repay the Investment Stabilization Reserve.	\$5,000,000	23%
Area rating charges	\$4,738,333	22%
Land Sale	\$2,790,000	13%
Unallocated Capital Reserve	\$2,738,334	12%
Federal Gas Tax	\$2,738,333	12%
Ancaster Reserve and Ancaster Councillor Priority Roads funding account	\$1,910,000	9%
Federal Subsidy	\$1,500,000	7%
Early Years Reserve	\$500,000	2%
Capital Levy	\$100,000	0%
Total	\$22,015,000	

- (ii) A thorough evaluation of New Vision's business case including a complete financial review of the viability of the project and the competency and expertise of the proponents as required to successfully deliver the proposed arts and cultural hub without ongoing City subsidy;

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 15 of 20

The submitted Business Plan, attached as Appendix B to PED25142, this Report, provides a Non-Capital Operating Budget Forecast. The main sources of revenue for the Music Hall Alliance will come from the rental of the main space (sanctuary) for the purpose of live events, which are broken down into three categories: small and large local acts and a third category of large touring acts. It is estimated that the shows will net the Music Hall Alliance \$1,500, \$2,500 and \$3,500 per show, respectively. In addition, revenues will also be generated from other spaces in the building including rental of space for rehearsals, filming and other rental fees, reception events, equipment rental fees, concessions sales etc., along with sponsorship, advertising and other operational grants (e.g. Ontario Creates Trillium etc.). The table below shows the expected annual surpluses starting with the construction year (the Spring/Summer of 2025, following receipt of the Grant), followed by the next three full operating years.

Category	Construction Year (not a complete year)	Full Operating Year 1	Full Operating Year 2	Full Operating Year 3
Revenue	\$258,500	\$573,550	\$636,450	\$695,150
Expenses	\$241,608.20	\$515,181	\$632,383	\$651,205.5
Annual Surplus	\$16,891.8	\$58,369	\$4,067.00^	\$43,994.5
Cumulative Cash Balance	\$16,891.8	\$75,260.80	\$79,327.80	\$123,272.3

^Reduced annual surplus due to the balloon payment to be made per the rental contract for the audio equipment.

The Music Hall Alliance has demonstrated that they will be cashflow positive, through the first three years following the first renovation block after all expenses are accounted for, including their rental lease, all audio equipment rental fees and the ramp up in staffing expenses as more events take place. It is City staff's opinion that they are slightly underestimating their revenue per show, which means they could be achieving higher revenues into the future as they are established.

Expertise and established relationships

The Music Hall Alliance has no ownership interests and operates for the public benefit. The Music Hall Alliance is governed by a board of directors, elected by the Music Hall Alliance members. The board of directors includes industry veterans who have insight into the City's music economy and who oversee the organization's operations and are responsible for strategic planning, policy setting and financial management. An Advisory Board is also established to provide expertise and guidance to steer the organization. The Advisory Board is made up of individuals with experience in live music presenting,

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 16 of 20

non-profit management, human resources and fundraising. A Management team will be hired once the venue is fully operational.

The Music Hall has a history of hosting live events and by doing so, strong working relationships with local promoters have been established. The Music Hall Alliance will continue those working relationship with promoters like SuperCrawl Productions/Sonic Unyon Recording Company and other promoters and producers such as Lou Molinaro, Tim des Islets (Noisemaker Productions), Tom Dertinger and Brodie Schwendiman. These promoters or producers have all presented shows at the Music Hall already and they intend to continue to do so. With the established relationships and experience already hosting events at a smaller scale at the Music Hall, it is staff's opinion that the expertise and relationships are in place for a successful venue operation.

Within the Live Performance sector (which encompasses festivals, celebrations, and performing arts), Hamilton has seen job growth of 6.14% and an increase in GDP of 17.60% since 2020, and the community is responsible for approximately 6% of the province's Live Performance GDP and 2% of the provinces Live Performance jobs (Creative Cities Network of Canada, Cultural Statistics Strategy Program). It should, however, be noted that dedicated music venues continue to experience challenges as attendee numbers have not yet returned to pre-pandemic levels; audience sentiment is creating market dysfunction within the sector, leading to less willingness to purchase tickets for an act someone is unfamiliar with and resulting in a greater need for audience development platforms. Within the business plan from the Music Hall Alliance, it references a focus on artist development through educational programming potentially offered in partnership with the City and other local organizations, which could serve to strengthen local creative industries and encourage greater collaboration throughout our community.

Adaptable and Flexible Venue

Venues that haven't closed because of hardship experienced over the pandemic are still facing a crisis, and so having a venue that is adaptable and flexible in its ability to accommodate a variety of live music events (including rehearsal space and education etc.) and in its organizational structure is important for success.

A study was completed for the Canadian Live Music Association (CLMA) in 2023, which provided the following information on an ideal live music venue in the Ontario context:

- Stable, sustainable, and disaster-proofed;
- Accessible for new live music workers to enter (including access to training, mentorship, awareness, and equal access to opportunities);
- Equitable and fair for workers from all backgrounds, genders, ages, and abilities;

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 17 of 20

- Open and inviting to people from all backgrounds, genders, ages, and abilities; and,
- Supportive and safe

The Music Hall will host large touring acts and allow for the flourishing of smaller local community acts and serve as a music incubator through its planned educational and diverse programming components. As described in their Business Plan, this venue will be built, in part, off the establishment of strong local relationships, community engagement and being an affordable and accessible music venue. This will help for a predictable revenue stream and help attract new artists and patrons thereby growing the City's music economy.

The Music Hall will start as a small, self-sustaining venue and take advantage of its ability to operate with a reduced overhead. Given it is run by a non-profit organization, it can more easily grow at a pace that allows it to respond to audience interest as it grows the established music industry relationships already in place and forms new partnerships. As noted in the music industry reports, like the Nordicity Report and Sound Diplomacy Report, the City of Hamilton's music scene is rebuilding, and this project is an important piece to this rebuild particularly given the difficult financial situations that many venues are in.

With regard to the direction in this part of the motion concerning the need for an ongoing subsidy, staff have included that discussion in the next direction (iii) below.

- (iii) Confirmation of the total City financial and staffing investment required, including the initial \$900,000 capital request, subsequent \$3M capital funding referred to the 2025 capital budget, \$100,000 in initial operational funding, subsequent annual operating funding and any other City funding or subsidy requests and a review of all past City investments and commitments to New Vision;**

The total City investment being requested at this time is \$900,000 to allow the Music Hall to be up and running at full capacity (this is the work associated with renovation block 1). This also includes the Music Hall Alliance's intended programming around their goals of equity diversity and inclusion. The Music Hall Alliance has no intentions to come back to the City for additional funds to fund future renovation work associated with renovation block 2.

- (iv) Recommendations for all City funding including appropriate sources through a review of departmental budgets, reserve accounts and long term tax budget impacts;**

The City's Capital Economic Development Initiatives Project Account (3621708900) has sufficient funding for the \$900,000 Grant. There is no intention to access reserve accounts and there are no long-term tax budget impacts.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 18 of 20

Unless there are specific City Council requests to be added to the Cultural Use Hub component of the Music Hall, there are no further requests for funding or further needs for reviews of budgets.

(v) Investigation of private investment opportunities and potential for-profit private partnerships for rehabilitation funding, fractional ownership investment and leveraging of industry expertise and financial support;

The Trustees of the New Vision Congregation of the United Church of Canada have expressed that they are not interested in selling the property. They have no intention to offer any fractional type of ownership. They have expressed that they (including the New Vision Church congregation) are committed to staying Downtown to continue their community work. They have expressed that they are not interested in the redevelopment of the subject site and wish to maintain it as a community asset.

As noted above in reference to the analysis of their Business Plan, the owners and the Music Hall Alliance have strong working relationships with promoters and producers in the City and both their board and advisory board are made up of industry professional who understand the local music scene of the City thereby leveraging industry expertise.

The Music Hall Alliance are also in the midst of working through securing private sector investment, including working through any potential for naming rights of the building for sponsorship dollars. The Music Hall Alliance has suggested, on a number of occasions, that the private and philanthropic interests they are approaching are not enticed to donate until such time as the City has officially endorsed the project by providing the Grant to initiate the first block of renovations to get the Music Hall to full capacity.

(vi) A review of the ownership structure and security of City's investments, in the event that the property is sold by the owner; and,

The Trustees of the New Vision Congregation of the United Church of Canada own the subject site. New Vision Church is the congregation that occupies the lower hall on Sundays and occupies some of the existing office space. The owner and the Music Hall Alliance are preparing a long-term lease, which is expected to be for at least 10 years with the options for renewal. The Music Hall Alliance will be the sole lessor of the space.

Before any grant monies are advanced, the lease agreement must be executed, to which the terms must be satisfactory to the General Manager of Planning and Economic Development, and conditional upon a Grant Agreement with both the Trustees of New Vision Congregation of the United Church of Canada and the Music Hall Alliance. The final terms and condition of this agreement are being prepared by the City's Legal Services Division.

As noted above, the owners have expressed that there is no short-term intention for the ownership to change.

**Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance
Venue (Ward 2)
Page 19 of 20**

(vii) Inclusion of all previous staff reports on this matter as background information for new members of Council.

See the Historical Background section, and the Analysis section (Direction (i)) of this Report).

Cultural Use Hub

The “Community Use Hub” was a suggestion made by City Council after the Music Hall Alliance approached the City with the request for the Grant. While not specifically presented as a “Community Use Hub”, the Music Hall Alliance, in the Business Plan, have already committed and articulated a vision to serve equity deserving groups by providing space for cultural activities at affordable rates, which is in line with the intention of the “Community Use Hub” suggested by City Council.

Beyond the live-music event space, the intention of the Music Hall is to be an inclusive space, in part, by providing a space for underrepresented artists and be a music incubator by providing artist in the City with performance space that may not otherwise be available to them. The intention is that this will strengthen the connections between artists and audiences and ultimately the success of the Music Hall and burgeoning music scene in the City. This will be an extension of the work New Vision Church is already doing in the community, aligning with City Council’s expressed interest in the future of this space. Additionally, through the conditional Grant Agreement for the \$900,000, staff will be securing the right for the City to use the Music Hall space, with conditions.

City staff have begun initial conversations with the Music Hall Alliance, who are recommending that a *Cultural* Use Hub focus on providing space for music and arts programs that specifically serve equity-deserving communities and that also services the wider ‘cultural’ community. This focus would align with the goals of the broader Music Hall. The evolution of this Cultural Use Hub will continue as the Music Hall is established and future renovations of the Music Hall take shape.

The Applicant will be required to enter into a Conditional Grant Agreement that will specify the obligations of the City and the Applicant and will be prepared in a form satisfactory to the City Solicitor.

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. However, this Grant is recommended to be advanced to a non-profit organization. Therefore, this Grant can be advanced without the use a Community Improvement Plan.

Grant for the Centenary Methodist Church to Establish a Mid-Sized Performance Venue (Ward 2)
Page 20 of 20

Alternatives

Decline the Grant (or provide a reduced grant amount). In either case of declining or reducing the grant amount, the Music Hall Alliance would not have the funds to carry out the necessary work to operate a mid-sized venue.

Given the public benefit that the Grant can provide by preserving the heritage building while supporting the adaptive reuse to a needed mid-sized music venue in the City, staff do not recommend declining the Grant (or reducing the Grant amount).

Financial: Grant totalling \$900,000 would not be issued.

Staffing: Not applicable.

Legal: Not applicable.

Relationship to Council Strategic Priorities

Staff's recommendations are intended to support key Council priorities respecting Downtown revitalization and enhancing the City's reputation as a centre of culture.

Previous Reports Submitted

Not applicable.

Consultation

- Jessica Chase, Director, Childrens and Community Services, Healthy and Safe Communities Department

Appendices and Schedules Attached

Appendix A: Location Map

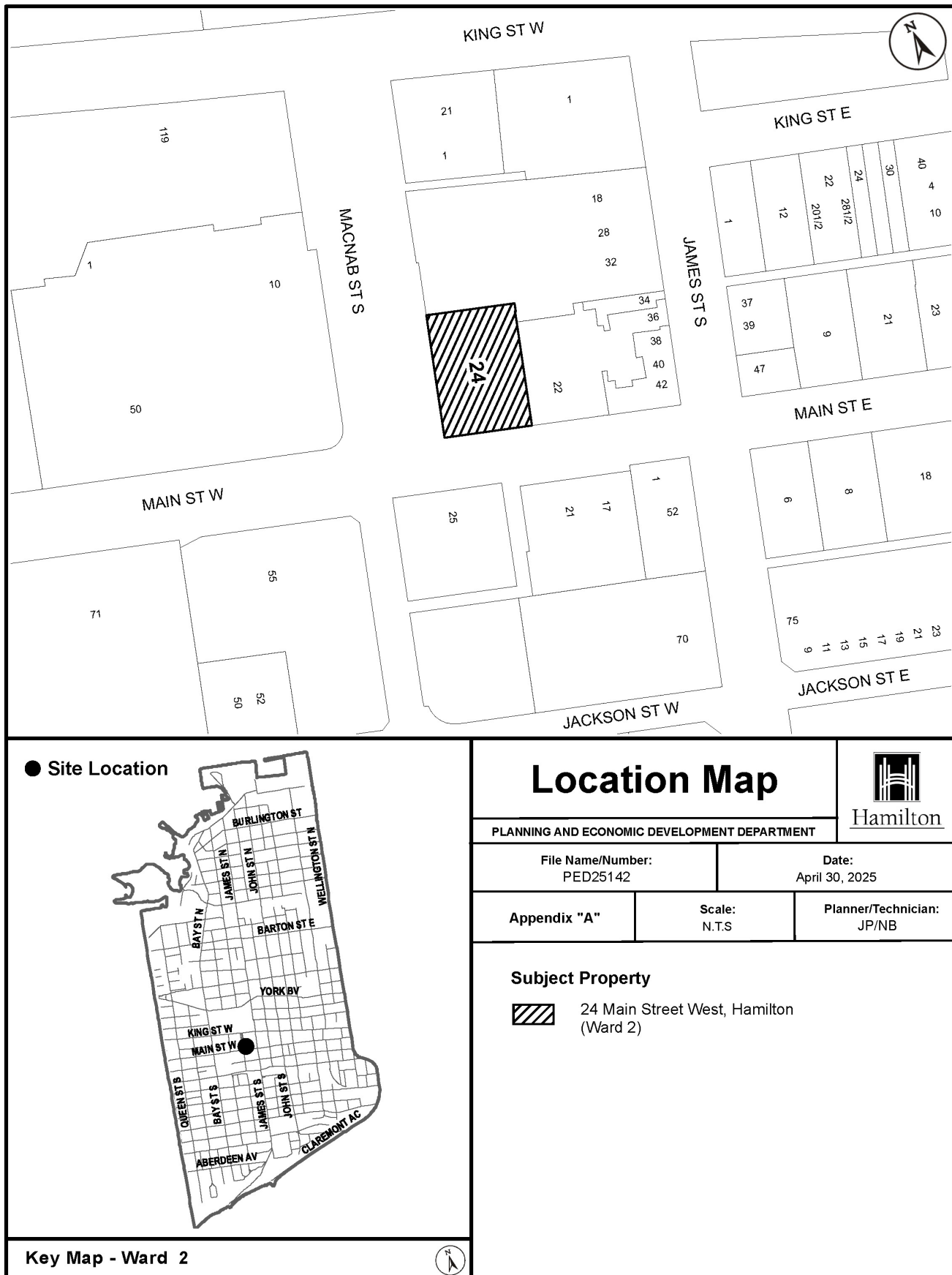
Appendix B: The Music Hall Alliance Business Plan

Appendix C: Community Use Plan | The Music Hall

Prepared by: Judy Lam, Manager, Commercial Districts and Small Business, Planning and Economic Development Department

Submitted and recommended by: Norm Schleeahn, Director, Economic Development, Planning and Economic Development Department

Lisa Abbott, Director, Tourism and Culture, Planning and Economic Development



THE MUSIC HALL ALLIANCE BUSINESS PLAN

July 2024



Land Acknowledgement

The City of Hamilton is located on the traditional territory of the Mississaugas of the Credit (of the Between the Lakes Treaty of 1792) and the ancestral lands of the Attawandaron people.

We recognize the significance of the Two Row Wampum Covenant and the Dish with One Spoon Covenant to this land, and offer our respect to the First Nations, the Mississaugas of the Credit, Anishinaabeg, Haudenosaunee, and Métis communities, and acknowledge that this land is a gathering place and a home to many Indigenous peoples, including Indigenous peoples of the global diaspora.

The Music Hall Alliance | Business Plan

Executive summary

The Music Hall Alliance (the Alliance) is a not-for-profit live music presenter and venue operator that will call the New Vision Church in downtown Hamilton its home. The Alliance will manage this multifaceted historic space as a performance and music hall to serve the needs of the local and regional creative communities. With funding assistance from the City of Hamilton for required capital improvements, the Music Hall (TMH) will become an iconic location for live music presentation, creative performance and community gathering.

While the full multi-year build out budget for this project is \$4 million, to date approximately \$550,000 has been raised and spent. The next phase of construction will be essential elements (foundation and floor reinforcement, environmental abatement and safety issues) to bring the building to a state where it is a fully functional space capable of seating 994 people in a safe and by-law compliant manner. The estimated cost for this work is \$1.3 million, of which \$900,000 is being sought from the City of Hamilton.

The Alliance stands out due to its unique combination of commitments and capabilities. With a protected heritage building, educational programs, non-profit model, and focus on inclusivity and community outreach, TMH will fill a niche providing both social and economic value. Although it is by no means the answer for all performing arts' needs, the Music Hall will fill a performance venue void for a mid-sized music and performing arts venue in Hamilton. The Music Hall will offer space to all groups and creatives, bring the arts to a wider audience and contribute to tourism activity in Hamilton.

While the initial startup costs for a nonprofit performing arts center may seem daunting, the potential long-term benefits to the city's culture, tourism and creative economy deem this a worthwhile and important investment. With vision and careful planning, Hamilton will gain an important new resource to showcase local talent on a bigger stage and attract high-quality touring acts who have bypassed the city for years due to the lack of a mid-sized performance venue. Together with other local organizations and venues that comprise Hamilton's creative community, TMH will provide more opportunities to marginalized groups, help to diversify the arts in Hamilton, address important social issues and bring new voices to the fore.

...

We gratefully acknowledge the input and contributions of the following people and organizations: CreateFate Inc., Trustees of New Vision Church, the Music Hall Alliance board of directors and Jeffrey C. Martin.

...

Opportunity

Community problems being solved

The Hamilton Music Hall project addresses three current creative community issues:

1. Hamilton lacks a mid-sized music and performance venue with approximately 1,000 seat capacity. Because of this deficiency, many performing shows and artists bypass Hamilton, reducing opportunities for both locals and visitors to experience the arts. The city is missing out on the social and economic benefits of a vibrant arts scene. The cities of London, Toronto, Ottawa and others have mid-sized venues.
2. There are few locations where marginalized creative communities can meet, create, rehearse and present performances of all types at a low/affordable cost.
3. The Music Hall/New Vision United Church at 24 Main Street West is of major historical and architectural significance to Hamilton and Canada. The Music Hall was originally built as Centenary Methodist Church in 1868. The building is a stunning example of Victorian-Romanesque architecture. This 150-plus year old building needs repair and restoration but has a congregation too small to support this much-needed work. The alternative of selling the building to a developer for demolition is not desirable at this location because of the loss of the historically significant building and the lost opportunity for a mid-sized live music venue. Moreover, if New Vision loses their home, the community loses the good work carried out by this congregation in the city's downtown core.

Solution

The Music Hall Alliance is a not-for-profit live music presenter and venue operator that is dedicated to supporting music and arts presentation in Hamilton, Ontario. Its primary focus is to provide performance and educational opportunities for all communities. To achieve this, the Alliance will enter into an agreement with the property owners (United Church of Canada) for a long-term lease of the property owner's surplus space. This building will undergo renovations to transform it into a fully functional performing and meeting space.

The venue will consist of a main performance hall with a seating capacity of 994, as well as two smaller multipurpose spaces that can be used for workshops, rehearsals and intimate performances. In addition to the performance spaces, TMH will have multi-functional space – meeting rooms and event space for local artists and arts/cultural organizations. The goal is to create an affordable and welcoming environment that fosters collaboration, education and community building within Hamilton's burgeoning arts sector.

One of the key aspects of the solution is a partnership with local performing artists and other presenters. The Alliance will work closely with these artists and presenters to curate a diverse range of live music and performing arts events. By collaborating directly with artists, TMH

provide them with performance opportunities that not only generate income but also allow them to gain valuable experience in arts promotion and event production. Programming will prioritize voices from local talent and marginalized groups, including racialized, Indigenous, and LGBTQ2+ artists.

By providing performance opportunities and mentorship for up-and-coming creatives, the Alliance will nurture talent and encourage more travelling/touring shows to stop in Hamilton. With the proper programming and community connections/partnerships, it can become an important incubator for emerging artists and build new audiences for live music and theatre.

Starting as a small, self-sustaining venue, the Music Hall has the advantage of flexibility and adaptability. It can grow over time in response to audience interest and form partnerships with like-minded arts organizations. Additionally, the Music Hall will actively collaborate with community groups to increase the diversity of its programming, ensuring that it remains inclusive and socially impactful.

In addition to performance offerings, TMH will also deliver educational programming. This will include workshops on topics such as arts management, grant writing and technical production, among others. These programs are designed to build essential skills within the local creative community. The revenue generated from venue rentals, ticket sales and sponsorships will be reinvested to support educational and community initiatives. This type of programming provides an opportunity to collaborate with City music industry staff on networking and educational programming.

The Music Hall will fill a crucial gap in Hamilton's cultural infrastructure. By providing an inclusive creative space and performance opportunities for underrepresented artists, it will foster a more vibrant, equitable, and sustainable arts ecosystem within this city. The solution leverages an existing community asset to drive social and economic benefits, strengthening the connections between artists and audiences in Hamilton.

Current market to be served

The Music Hall is dedicated to serving a specific market segment that is passionate about supporting emerging and independent artists, while also fostering a vibrant arts community. The primary target audience consists of individuals who appreciate and seek out unique live performances and cultural experiences that are not typically offered by the larger mainstream venues.

In addition to hosting live performances, TMH will serve as a versatile venue for various community events and private functions. It also has the capability to operate as a location for filming and location support, creating additional revenue streams. By offering a multi-purpose space that caters to both creatives and the community, TMH helps to fulfill an unmet need in the region. The Alliance acknowledges that TMH cannot meet the space needs for all creative groups

in the community and that some groups may choose to not use this space due to its history as a place of worship. The Alliance supports the work of other venues and groups to provide safe space for these groups in the Hamilton community.

Strategically located in centre of downtown Hamilton, the Music Hall has the potential to boost cultural tourism and enhance the cultural vibrancy of the city. The Alliance's vision is to establish the Music Hall as a premier arts and culture hub, putting Hamilton on the map as a sought-after destination for both performance and visual arts. To achieve this, the Alliance will forge partnerships with local arts organizations, educational institutions, businesses and the media to raise brand awareness and drive attendance and participation from both members and the public.

Environmental scan

Local venues and the Hamilton music scene

Hamilton has a long and resilient music history. Although the music industry, particularly live music, took a big hit during the COVID pandemic, it has started to rebuild through the efforts of a few champions in the city.

Hamilton is fortunate to have numerous venues for musical performance, particularly small to medium size. The venues range in seating capacities and include bars and restaurants offering live music, as well as dedicated live music venues such as Mills Hardware (147 standing, 75 seated capacity), The Corktown Tavern (200+ capacity), The Casbah (350 standing capacity), Peller Hall at the Ancaster Memorial Arts Centre (470 seats) and Bridgeworks (500 standing, 270 seated). At the other end of the size continuum is First Ontario Centre (over 17,000 seating capacity) and First Ontario Concert Hall (2,200 seating capacity).

All these venues are very important to the health and wellbeing of the music industry in the Hamilton area. The Music Hall Alliance does not view them as competition but as members of an eco-system of live music venues that feed each other. While the Music Hall fills the void for a mid-sized venue, the Alliance also anticipates the Music Hall will work with other venues and presenters to ensure all opportunities for live music presentation are maximized.

The Music Hall foresees a particularly strong working relationship with SuperCrawl Productions/Sonic Unyon Recording Company and the venues they operate. SuperCrawl Productions along with other promoters and producers such as Lou Molinaro, Tim des Islets (Noisemaker Productions), Tom Dertinger and Brodie Schwendiman (The Casbah) have all presented shows at the Music Hall many times and have expressed a desire to continue to grow that relationship.

Provincial/federal music scene

According to the Canadian Live Music Association, pre-pandemic, the Canadian live music industry generated 72,000 jobs in 2021. That figure is expected to have declined during the pandemic with live music presentation being the slowest to rebound. It is estimated that 64 per cent of the live music industry is at risk of permanent closure because of the pandemic, and that the average revenue loss for the sector is 92 per cent. (<https://www.canadianlivemusic.ca/ftlol>).

It is estimated that pre-pandemic, live music contributed approximately \$3 billion to Canada's GDP. According to PwC, live music revenues reached \$342 million USD in 2021, however, PwC highlights that the live music segment is unlikely to reach its pre-pandemic levels until after 2026. (Global Entertainment & Media Outlook 2022-2026: Canada, page 26)

Local music scene

Music venues in Hamilton generated an estimated \$62.7 million in gross revenue in 2018, with an operating margin of 4%, or \$2.6 million. The industry's expenditures generate several economic impacts on Ontario's economy, which can be expressed in terms of GDP, labour income, employment and taxes. These impacts are a combination of direct, indirect and induced impacts.

In terms of employment, venues in Hamilton supported 1,100 FTEs in total, and employs 820 FTEs directly. For an industry such as live music, with so many contract/short term employees, FTEs are the clearest way to articulate the industry labour impact. FTEs provide a standard unit so that full-time, part-time, contract and freelance workers can all be combined to calculate a complete impact. (Venues: A case for Hamilton's live music industry (Nordicity May 2020; page 28-30, 34)

Consumer habits developed during COVID have been slow to change but are rebounding and the Music Hall will be ready for – and hopefully help to accelerate – that movement back to live music experiences.

Who is the Alliance?

The Music Hall Alliance is a not-for-profit, independent and accessible creative hub in the heart of downtown Hamilton. The mission of the Alliance is to develop a centre for music and performance that encompasses widely held values including economic, governance, environmental and spiritual objectives. The home of the Music Hall Alliance is the New Vision Church located at 24 Main Street West, Hamilton. The Music Hall will provide a full suite of venue and centre services for events and performances within a mix of venues from small scale (30-40) to mid-size scale (1,000).

Why us?

As a live music presenter, TMH holds a distinctive position in the local industry by being able to prioritize opportunities for marginalized and racialized artists. Unlike most other venues that prioritize commercial gain, the organization operates from a heritage building, providing a stable space for investment in the arts. The funds generated will be reinvested into expanding programs and empowering new generations of creatives.

One of the key initiatives will be an educational program that supports marginalized groups in developing the necessary skills to tour, build shows, and showcase their work. Simultaneously, the Alliance offers a platform for established touring companies to reach new audiences. As a non-profit organization, all profits are reinvested into the growth of TMH, with the aim of expanding its reach and impact.

The Music Hall will be a legendary mid-sized venue that not only attracts tourism to Hamilton but also provides opportunities for local artists to launch their careers. TMH will create job opportunities for individuals facing barriers to work in the arts. The Alliance is committed to hiring from marginalized and racialized communities. And the more it can program, the more employment opportunities can be provided.

Responsibility/commitments to community

The Music Hall Alliance will operate on a “quadruple bottom line” basis: economic, social, environmental sustainability and spiritual.

1. Economic

The Music Hall Alliance is incorporated as a not-for-profit organization, but it will be managed to operate with a small surplus each year with a goal of being fully self-sustaining. All surpluses will be re-invested into the Alliance mission and/or improving the property to enhance the user experience. Grants and sponsorships, which are typical for a presenting venue, will form a key part of TMH’s overall revenue stream. The Music Hall contributes to the economic health of the city by bringing in tourism dollars for restaurants, hotels and public transit system/private transportation, as well as providing employment and training opportunities.

2. Social

Membership in the Music Hall Alliance will be free and open to anyone who wants to join. The Alliance operations will be overseen by a board of directors of six to 12 individuals elected by the Alliance members. The board will appoint advisors to provide advice on an “as required” basis, on issues where the board would benefit from the knowledge of an “industry expert.” Membership will be of particular interest to musicians, performers, presenters/promoters, suppliers and consultants, and local arts organizations, but it is anticipated there will be many individuals who join because they believe in the mission of the Music Hall Alliance and see the

need for this mid-sized venue. Currently, the Alliance has already recruited an impressive list of musicians, artists, music industry types and arts organizations to the membership and advisory board.

The Alliance has a well formulated and articulated EDI (equity, diversity and inclusion) lens through which all its decisions will be made. A local EDI specialist (Evelyn Myrie) was retained to develop an EDI framework and toolkit. She will be presenting this framework in a training session for all advisors and staff.

This EDI toolkit will help the Alliance achieve its equity, diversity, inclusion and anti-racism objectives; open channels of communication within the organization and engage with the whole Hamilton community. As a cultural organization in its infancy, it is important the Music Hall creates and implements EDI and anti-racism frameworks that recognize and respond appropriately to the demographics of the community.

The Music Hall Alliance is committed to being a safe space where principles of EDI and anti-racism are valued, practiced and adjusted to meet new and emerging challenges. (See Governance Plan, Appendix C for further details).

3. Environmental sustainability

The Music Hall Alliance supports the City of Hamilton's Climate Action Strategy. The Alliance will reduce its carbon footprint by using data and HVAC controls to optimize the energy requirements, particularly heating and cooling. The Alliance will investigate the feasibility to connect to the downtown district energy system or similar. It will select its cleaning products, paints and consumables by avoiding chemicals not friendly to the environment or the health of patrons and performers. It will establish guidelines regarding single use plastics. An active recycling program will be set up in the building to ensure maximum ease of recycling for all users.

4. Spiritual

The congregation of the New Vision United Church will continue to meet in the lower level hall, and continue to offer their community outreach and support programs. The Music Hall will be available for other community groups to meet, whether a faith-based community or other basis. The building will be a safe and welcoming gathering space for all in keeping with New Vision's values and status, and as an affirming congregation. (See Community Use Plan, Appendix E for further details).

Financial plan

Progress to date

The Music Hall project has been underway for over 6 years, with the former pastor of New Vision Church, the Reverend Dr. Ian Sloan, as the driving force. The Music Hall's momentum has been partially slowed as other funders want to know the city of Hamilton is committed to some level of funding for this culturally significant project. Similarly, private donors are waiting to see the project is "real" before committing their personal financial contributions.

Some positive progress has been made, despite the limited availability of funds. Consultants including architects, engineers and project managers have been contracted; working drawings and budgets have been prepared; permits have been issued, and some key renovations have been started and/or completed. Notable improvements include fire code compliance measures and an extension of the stage.

To date, approximately \$703,120 has been invested in the project. The source of funds for this work includes: \$553,120 from the United Church of Canada and New Vision; \$55,000 from public donations; \$25,000 from concerts and events, and \$70,000 from other granting agencies.

Overall project budget, at full build out

The full capital project budget prepared by the project consultants is over \$4 million. The current phase, which is intended to bring the Music Hall up to a state where it is safe, welcoming and by-law compliant for a 994-person occupancy, will require approximately \$1.3 million in capital funding. Future phases, which includes new gender-neutral washrooms, a second elevator, new HVAC, exterior restoration and many improvements to the customer/patron experience, will follow when funds become available.

Current capital requirement

The current capital funding need for \$1.3 million is allocated as follows:

- \$850,000 for structural reinforcement of the floor of the main sanctuary (performance hall), along with environmental abatement measures including demolition and restoring lower-level walls and ceiling to usable state. This is an essential first step.
- \$150,000 to raise the railing height on the balcony for safety while preserving the protected heritage features.
- \$180,000 for audio visual, lighting and stage equipment. A basic equipment package is essential to make the space operational and affordable for smaller scale presenters that do not travel with their own equipment. The Alliance is currently looking at a lease agreement as an alternative to purchasing.

- \$120,000 to build the smaller presentation spaces, as well as the multi-functional and training spaces, meeting rooms and communal areas.
- Funding identified to date for this phase includes \$128,000 from an approved City grant for historical preservation work, \$61,000 currently available from fundraising and rentals. The Alliance is seeking additional capital support from the City of Hamilton in the amount of \$900,000.

Any shortfall in the capital funding required will first be addressed by looking for community donations and possibly “selling” naming rights to specific areas of the building. As a fallback position, the renovations to the multi-functional space could be scaled back and the audio-visual equipment could be leased instead of purchased. Both options would, however, have repercussions for ongoing revenue and expense projections.

As building permits are already in place, this work can begin quickly. (See the Fundraising Plan as Appendix F for further details.)

Budget projections

The operating forecast shows a small profit for the construction year, increasing slightly each year. The cumulative surplus is estimated as follows: \$17,000 in the construction year and then in the following years, \$75,000, 80,000 and \$123,000.

Future years’ revenue and expense projections will not be affected by future phases of construction. The nature of the future work can be done while the facility is in operation or with a minimum amount of down time.

Operating and programming funds

During the initial three years, the Music Hall will concentrate on securing multiple grants to fund operations, programming and facility improvements.

In addition to grant funding, TMH expects to generate community membership (currently membership is free) and support through various channels, such as ticket sales, memberships, sponsorships and private donations.

It is important to note most of the operating funds will be utilized to employ and provide opportunities for marginalized groups within Hamilton's vibrant arts community. By giving them a platform to showcase their talents and amplify their voices, the Alliance aims to drive meaningful social, cultural and economic change in the city.

Revenue and market opportunities

Total addressable market (TAM)

In Canada, the live music industry is a multi-billion-dollar market. According to industry reports, Canadians spent over \$1.2 billion on live music events in 2019 (pre-covid stats). Considering the growth and popularity of live music, the TAM for the not-for-profit live music presenter in Hamilton, Ontario, would be a percentage of this total market.

Serviceable addressable market (SAM)

The SAM for TMH would encompass the population of Hamilton, Ontario, and neighbouring areas within a reasonable travelling distance for live music events. It would include music fans/supporters, musicians, aspiring individuals interested in the live music industry, and organizations looking to rent venues and equipment.

Serviceable obtainable market (SOM)

The SOM would depend on various factors such as the capacity of the venue, TMH's marketing efforts, the quality of their performance offerings, and the competitive landscape in the region. Assuming effective marketing strategies, collaborations with regional music agencies and arts groups and organizations and a unique value proposition, TMH could potentially capture a significant portion of the SAM.

Business overview

Financial forces

The live music industry has experienced significant financial changes in recent years, creating a favourable environment for TMH. With the rise of streaming services and declining revenue from recorded music sales (e.g., records, CDs), artists and music industry professionals are increasingly relying on live performances as a primary source of income. This shift in the industry's financial landscape presents a unique opportunity for TMH. By providing an affordable and accessible venue, it will cater to the growing demand for live music events while offering a sustainable platform for artists to showcase their talent and generate revenue.

Behavioural habits

There has been a notable change in behavioural habits when it comes to supporting local and independent artists. In recent years, there has been a surge in interest and support for local grassroots music scenes with audiences seeking out unique and authentic live music experiences. This cultural shift presents an ideal context for TMH. By focusing on promoting local talent and fostering a sense of community within the music industry, the Alliance can tap into this growing demand for meaningful live music experiences and establish TMH as a hub for both artists and music fans/patrons.

Technological changes

The advancements in technology have revolutionized the way the music industry operates, creating new opportunities for TMH. The rise of social media, online ticketing platforms, and streaming services has made it easier for artists to connect with their audiences and promote their music. TMH will leverage these technological changes by creating an online platform that allows independent creators to book facilities directly, eliminating the need for intermediaries and empowering artists to take control of their careers/livelihood. Additionally, TMH will utilize technology to streamline ticket sales, marketing efforts, and community engagement, ensuring a seamless and efficient experience for both artists and patrons.

By capitalizing on the financial shifts in the industry, aligning with changing behavioural habits of live performance supporters and leveraging technological advancements, TMH will be well-positioned to thrive in both the current and evolving environment.

The combination of these three market forces creates a compelling "why now" context for TMH, meeting the evolving needs of artists and music fans/supporters while contributing to the growth of the local music scene.

Market research

Key factors that drive success within the live music presenter market sector include:

1. Strong relationships with artists and booking agencies: Building and maintaining relationships with artists and booking agencies is crucial for securing a diverse lineup of performers and attracting diverse audiences.
2. Affordable and accessible venue: Providing a mid-sized performance venue with affordable ticket prices and accessible facilities can help attract both artists and audience members, ensuring a steady stream of events and revenue.
3. Community engagement and support: Creating a music community hub with co-working space and a training program can foster a sense of community and support for local musicians, which can lead to increased loyalty and participation.

Marketing strategies to reach early adopters

1. Social media advertising: Targeted ads on social media platforms (e.g., Facebook, Instagram) to reach music fans and artists in the Greater Hamilton area.
2. Local music and arts blogs and websites: Collaborate with local/regional music blogs and websites to feature/promote the venue and upcoming events.
3. Partnerships with local artists, bands, musical troupes: Collaborate with local/regional artists and bands to promote the venue and events to their fan base.

Community Use Plan | The Music Hall

Introduction

The Music Hall Alliance (the Alliance) is a not-for-profit music presenter and venue operator that will call the New Vision Church in downtown Hamilton its home. The Alliance will manage this multifaceted historic space as a performance and music hall to serve the needs of the local and regional creative communities. The Alliance is leasing space from the New Vision Church, a congregation of the United Church of Canada. With funding assistance from the City of Hamilton for required capital improvements, this facility will become an iconic location for live music presentation, creative performance, cultural and community gathering.

Functions of the Music Hall

The Music Hall (TMH) is first and foremost a performance and gathering space in Hamilton's downtown core. It is the Alliance's mission to operate this performance space as a self-sustaining music and performing arts venue which will provide opportunities for the local music industry and music patrons to come together; to support musicians and creative industries; to celebrate 'all things music' in Hamilton.

The Music Hall also functions as a safe space for marginalized communities. The Alliance needs to balance the financial sustainability of TMH with accessibility of the space by local communities.

Purpose

The purpose of this policy is to ensure that all community members, especially those from marginalized and equity-deserving groups, have fair and equitable access to community resources and services.

This policy aligns with the funding agreement with the City of Hamilton and aims to provide the lowest possible fee rates to avoid exclusion.

Providing access to community resources and services to all individuals, regardless of their socio-economic status, race, gender, sexual orientation, abilities or other marginalized status, is very important to TMH. It is also important to ensure that fee structures are designed to be as inclusive and accessible as possible. TMH will promote EDI in all aspects of the operations including space rental and program offerings.

TMH will also function as a safe space for defined marginalized communities. The Alliance, as the operator of the space, needs to balance the financial sustainability of TMH with accessibility of the space by local communities.

How the Music Hall will serve its communities

As a music and performing arts venue, TMH will rent space to performers, promoters, presenters and various groups and organizations. The rental fees and associated charges will be scaled depending on the ability of the groups and individuals to afford the space. The Alliance must be able to function in a self-sustainable manner to make capital improvements to the leased space over time to improve the experience in the space and to keep the facility operationally sustainable in the long term.

To this end, the Alliance will:

- Operate a successful and sustainable live music and performing arts venue.
- Use the leased space to support and engage with equity deserving groups and those who experience marginality.
- Create rental policies and procedures including renting space to groups who do not promote racist, discriminatory, prejudicial or hateful views.
- Support and encourage community engagement, recognizing that equity deserving and marginalized groups often have a lack of infrastructure and can be under-resourced.
- Work closely with equity deserving and marginalized communities to build through outreach campaigns and promotional materials including information on active outreach strategies the TMH website.
- Partner with various community groups and the City of Hamilton to promote the Music Hall's various available spaces for community uses. For example, work with the Tourism & Culture Division to support the city's music strategy and other live music venues; work with the Planning & Economic Development Division to support downtown revitalization and the downtown entertainment precinct development; collaborate with the Healthy and Safe Communities Division and equity deserving groups to provide space and programming.
- Create outreach programs including presentations/information sessions to promote the use of the space, targeting other community/media organizations, Ontario Arts Council, Afro-Canadian Caribbean Association (ACCA), local radio exposure, Instagram Live, Cable 14, CHCH, Hamilton City Magazine and the Hamilton Spectator.

Appendix C to Report PED25142**Page 3 of 4**

- Improve visibility of TMH as a safe, inclusive and accessible space by programming an annual recognition event or award of excellence in music performance. (e.g., the Hamilton Arts Council has an annual BIPOC music festival series).
- Support equity deserving groups in presenting unique cultural events. For example, ACCA Fabulicious music and food event.
- In concert with New Vision's congregation, welcome newcomers to Canada and encourage them to use TMH spaces.
- Promote intercultural ministry and cross-cultural relationship building by developing collaborative initiatives such as an intercultural choir or other initiatives.
- Create rental policies using an EDI framework to ensure accessibility and safety for all.
- Create a scaled rental policy for marginalized and equity deserving groups and charities to address their financial challenges.
- Create a metric to track space usage by equity deserving groups and marginalized communities.
- Consider creating an "artist in residency" program focusing on BIPOC and other marginalized communities.
- Create opportunities for aspiring individuals and independent creators through programming, training, job shadowing and the development of co-working space.

Specifics - Fee Structure

Equitable Fee Rates: Fees for rental of space will be set at the lowest possible rates to ensure affordability and accessibility for marginalized and equity-deserving groups.

Sliding Scale Fees: Implement a sliding scale fee structure based on individual or group income and financial capacity. This ensures that those with lower incomes pay reduced rates.

Subsidies and Scholarships: Provide subsidies and scholarships to equity deserving groups and marginalized groups who demonstrate financial need (future service delivery goal).

Transparent Criteria: Clearly outline the criteria and process for applying for reduced fees, subsidies, or scholarships to ensure transparency and accessibility.

Identify black-out periods that are high demand times that will be unavailable at discounted rates (i.e., peak and non-peak time slots).

Work with local service providers (e.g., caterers, equipment suppliers, event rental suppliers etc.) to provide/broker a full range of services/options for TMH event presenters.

Consider applying an equity framework in working with contractors and suppliers.

Create a rate sheet for the various spaces in TMH for both for-profit and not-for-profit users. This rate sheet will include an administrative fee, rental fee, janitorial fee plus other costs as required. For community groups, fees will be discounted as much as possible without jeopardizing the sustainability of the Music Hall.

Discounted fees will also apply to City of Hamilton uses in accordance with the funding agreement. For example, TMH recently quoted a rate to the City's Planning and Economic Development Division of \$200 per day for the main sanctuary space plus \$200 to cover custodial staff including setting up of chairs and basic cleaning.



To: Legislative Coordinator, GIC
City of Hamilton, 71 Main Street West,
1st Floor, Hamilton, Ontario, L8P 4Y5
clerk@hamilton.ca

From: Ken Wallis
President, Escarpment Blues Society

Date: Tuesday May 12, 2025

Re: PED25142 - Grant for Centenary Methodist Church to Establish A Mid-Sized
Performance Centre, 24 Main Street West, Hamilton (Ward 2)

Mayor and Council Members:

I wholeheartedly support the request for funding for the next phase of renovations to The Music Hall. The City of Hamilton sorely needs such a mid-sized venue for music and creative endeavors.

I have been involved in Hamilton's music community for many years, hosting a radio show, writing magazine articles, putting on music concerts, receiving the City of Hamilton Arts Champion Award, and now President of the newly launched, Escarpment Blues Society. I know how important a new facility would be to our community and to the downtown area. It would attract performers that seldom put Hamilton on the touring schedule, and it would lead to numerous employment opportunities for local Hamiltonians. The facility will fill the need for a modern, state-of-the-art facility

Hamilton's Escarpment Blues Society offers enthusiastic support for the renovations to The Music Hall and urge Council to support the funding. Our Society was formed to sponsor and offer support to the music industry in our city. We understand the positive impact of the facility as a win-win for the city and the creative community.

Sincerely,

K. A. Wallis

Ken A. Wallis
President, Escarpment Blues Society

Hamilton City Council 71 Main Street West Hamilton, ON L8P 4Y5

Dear Members of Hamilton City Council,

Subject: Letter of Support for The Hamilton Music Hall Project

I am writing to express my enthusiastic support for the Hamilton Music Hall project, spearheaded by the Music Hall Alliance in collaboration with Centenary United Church. This initiative represents a transformative opportunity for our city, addressing the need for a socially engaged, 1,000-seat venue that serves as a hub for cultural and community events.

Hamilton has long been a city rich in creativity and diversity, yet it lacks a dedicated space for local musicians, performers, and equity-deserving groups to meet, rehearse, and perform. The Hamilton Music Hall will fill this void, fostering inclusivity and providing a platform for marginalized and racialized communities. Additionally, the preservation of the iconic 1868 heritage building at 24 Main St. W. ensures that future generations can enjoy and benefit from this historic space.

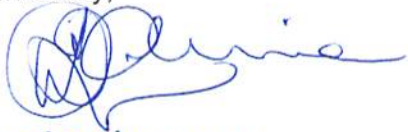
The Music Hall Alliance has already demonstrated its commitment to this project, investing over \$700,000 in planning, engineering, and capital works. The requested \$900,000 grant from Hamilton City Council is critical to complete the next phase of renovations, including structural and environmental abatement. This funding will not only ensure the building is safe and welcoming but also serve as a catalyst for further investment from other donors and levels of government.

The benefits of this project to Hamilton taxpayers are significant. It will enhance the tourism economy, particularly the nighttime economy, and attract major cultural events such as the Ontario Country Music Awards and the 2026 JUNO Awards. Moreover, it will provide a much-needed space for local talent to thrive while preserving a key piece of Hamilton's heritage.

Being an advocate of the arts for several years has brought communities, its people and businesses together, this is dear to my heart, and I urge you to approve the grant request and support this vital project. The Hamilton Music Hall is more than just a venue—it is a symbol of our city's commitment to creativity, inclusivity, and community.

Thank you for considering this important initiative.

Sincerely,



Dan Lawrie, CLU, C.F.S.B.

Founder and Chairman

From: James Tennant, CFMU Program Director [REDACTED] >
Sent: May 14, 2025 10:29 AM
To: clerk@hamilton.ca
Cc: [REDACTED]
Subject: RE: PED25142 - Grant for Centenary Methodist Church to Establish A Mid-Sized Performance Centre, 24 Main Street West, Hamilton (Ward 2)

External Email: Use caution with links and attachments

TO: Legislative Coordinator, GIC
City of Hamilton, 71 Main Street West,
1st Floor, Hamilton, Ontario, L8P 4Y5

clerk@hamilton.ca

RE: PED25142 - Grant for Centenary Methodist Church to Establish A Mid-Sized Performance Centre, 24 Main Street West, Hamilton (Ward 2)

Mayor and Council Members:

I wanted to write to support the funding of the ongoing Music Hall project at the New Vision United Church.

As the Program Director at 93.3 FM and a long-time music journalist I've seen the need that the city has for a variety of venues. In recent years, we've lost many of the most important ones. This has had an effect on local musicians, local audiences, and the economics of the city at large. Local bands need more and bigger venues. Touring acts who can fill a spot this size bring

in out-of-towners (read: tourism) and there is an economic ripple effect as event-goers visit restaurants, bars, go shopping, etc.

I've been to the Music Hall on a variety of occasions and think it's a great spot for music and other events. It's right downtown, it sounds fantastic, and, to be artsy about it, has "vibes." That is to say, it feels *right* to see a show there. That's intangible but important. If a venue is the right size, the right location, sounds good and feels good, it will succeed.

I understand that The Music Hall fills a specific niche (as identified in the City of Hamilton's Music Strategy) with its approximately 1,000 seating capacity.

I was lucky enough to get a tour of the facility in the daylight, when I was working on a piece for Hamilton City Magazine, and I was even more impressed by the facility and the vision they have for it. Hopefully the city is able to support this excellent space for music (and help preserve such an incredible heritage room).

Sincerely,

Jamie Tennant
Journalist / Author / Program Director 93.3 CFMU
B119, MUSC, McMaster University
Hamilton, ON L8S 4S4
www.cfmua.ca



**FACILITY NAMING SUB-COMMITTEE
MINUTES FNSC 25-002**

10:00 a.m.

May 8, 2025

Room 264 (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors C. Cassar (Chair), M. Francis (Vice-Chair) (Virtual),
T. Jackson, and A. Wilson

Also Present: Councillors J. Beattie and M. Tadeson

1. CALL TO ORDER

Committee Chair Cassar called the meeting to order at 10:00 a.m.

2. CEREMONIAL ACTIVITIES

There were no Ceremonial Activities.

3. APPROVAL OF THE AGENDA

(Wilson/Jackson)

That the agenda for the May 8, 2025, Facility Naming Sub-Committee be approved, as presented.

CARRIED

4. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5. APPROVAL OF MINUTES OF PREVIOUS MEETING

5.1 January 27, 2025

(Francis/Wilson)

That the Minutes of the January 27, 2025, meeting of the Facility Naming Sub-Committee be adopted, as presented.

CARRIED

6. DELEGATIONS

There were no Delegations.

7. ITEMS FOR INFORMATION

7.1 Municipal Property and Building Naming Application: Trail along Spencer Creek to Kenneth Hall Memorial Trail

(i) **(Wilson/Jackson)**

That the Municipal Property and Building Naming Application respecting the trail along Spencer Creek to Kenneth Hall Memorial Trail, be received.

CARRIED

(ii) **(Wilson/Jackson)**

That the Municipal Property and Building Naming Application respecting the trail along Spencer Creek to Kenneth Hall Memorial Trail, be supported and referred back to staff for further investigation with a report back to a future Facility Naming Sub-Committee meeting in Q3 2025, if possible.

Result: MOTION, CARRIED by a vote of 4 to 0, as follows:

Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson

7.2 Municipal Property and Building Naming Application: Tyne Park to Thomas McDade Parkette

(i) **(Francis/Jackson)**

That the Municipal Property and Building Naming Application respecting the trail along Spencer Creek to Kenneth Hall Memorial Trail, be received.

CARRIED

(ii) **(Wilson/Jackson)**

That the Municipal Property and Building Naming Application respecting Tyne Park to Thomas McDade, be supported and referred back to staff for further investigation with a report back to a future Facility Naming Sub-Committee meeting.

Result: MOTION, CARRIED by a vote of 4 to 0, as follows:

Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson

Yes - Ward 12 Councillor Craig Cassar
Yes - Ward 13 Councillor Alex Wilson

8. ITEMS FOR CONSIDERATION

There were no Items for Consideration.

9. MOTIONS

9.1 1328 Barton Street, Stoney Creek/Hamilton (Ward 10)

(Francis/Jackson)

WHEREAS, the Winona Scout Hall is a City-owned facility located at Winona Park at 1328 Barton Street;

WHEREAS, Winona Park and the Winona Scout Hall were purchased and constructed through donations and efforts of members of the Winona Community and subsequently donated to the Township of Saltfleet, predecessor municipality to the Town and City of Stoney Creek and City of Hamilton;

WHEREAS, the Winona Scout Hall has served as home to the 1st Winona Scouting Group since it's construction in the 1960's, and also supports the operation of various community events and organizations including the Winona Peach Festival;

WHEREAS, the City of Hamilton's Facility Management Division undertook various accessibility upgrades, climate change mitigation enhancements, asbestos abatement, and general improvements in 2024 to support the Hall's continued use;

WHEREAS, John Koudys, a well-known local community volunteer and carpenter, is widely credited as a lead contributor to the construction of the Hall, and donated time and materials for construction of the hall;

WHEREAS, John, and the extended Koudys family have a long history of exceptional volunteerism in the Winona Community including Scouting, Local Service and Church Groups, the Winona Volunteer Fire Service, and the Winona Peach Festival among others;

WHEREAS, John Koudys is additionally credited as a lead contributor to the Winona Park Outdoor Skating Rink, which continues to be maintained today through volunteer efforts after approximately 70 years: and

WHEREAS, John Koudys passed away on May 16, 2022 after a lengthy battle with cancer, at the age of 87, and the Koudys family have been consulted and is overwhelmingly supportive.

THEREFORE, BE IT RESOLVED:

- (a) That the Winona Scout Hall, 1328 Barton Street, Stoney Creek/Hamilton (Ward 10), be officially recognized as the 'John Koudys Winona Scout Hall';
- (b) That a sign be erected on the hall to reflect same;
- (c) That the 1st Winona Scouts be permitted to erect a commemorative display which details John Koudys' contribution to the Winona Community inside the Hall; and
- (d) That the General Manager, Public Works or designate, be authorized and directed to approve and execute any and all required agreements and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor, related to the naming of the Winona Scout Hall.

Result: MOTION, CARRIED by a vote of 4 to 0, as follows:

Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson

9.1(a) Correspondence respecting Item 9.1, 1328 Barton Street, Stoney Creek/Hamilton (Ward 10):

(Wilson/Francis)

That the following Correspondence items respecting Item 9.1, 1328 Barton Street, Stoney Creek/Hamilton (Ward 10), be received:

- (a) Kathy Koudys
- (b) Aislinn Mierau

CARRIED

10. NOTICE OF MOTIONS

10. 1 Glanbrook Arena Mezzanine, 4300 Binbrook Road, Glanbrook/Hamilton (Ward 11)

(Jackson/Francis)

That the Rules of Order be suspended to allow for the introduction of a Motion respecting Glanbrook Arena Mezzanine, 4300 Binbrook Road, Glanbrook/Hamilton (Ward 11).

Result: MOTION, CARRIED by a 2/3 Majority vote of 4 to 0, as follows:

Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson

(Jackson/Francis)

WHEREAS, the Glanbrook Arena Mezzanine is a city owned space within the Glanbrook Arena;

WHEREAS, Laverne (Vern) Gaddy is a well-known and respected community volunteer who has dedicated decades of his life to local volunteer roles and community services within Glanbrook;

WHEREAS, Vern Gaddy has served in a volunteer role to local community organizations such as the Glanbrook Men's Non-contact league, the Blackheath-Binbrook Lions Club, Glanbrook Community Services, and the Glanbrook Ranger's Junior C team;

WHEREAS, Vern Gaddy has been recognized for his community service including being awarded Glanbrook Citizen of the Year in 2014, the Isabel Cole Memorial Award by the Glanbrook Rangers in 2017, and the Ontario Hockey Associations Crystal Puck Award in 2018;

WHEREAS, Vern Gaddy has been a volunteer with the Glanbrook Jr C's since the year 2000, holding many positions over the years including trainer, vice president and operations manager;

WHEREAS, Glanbrook Arena is home to the Glanbrook Rangers Junior C's and the place where Vern Gaddy spent a majority of his volunteer time; and

WHEREAS, Vern Gaddy is currently in palliative care following a battle with cancer, and the Gaddy family has been consulted and is overwhelmingly supportive.

THEREFORE, BE IT RESOLVED:

- (a) That the Glanbrook Arena Mezzanine, located within the Glanbrook Arena at 4300 Binbrook Road, Glanbrook/Hamilton (Ward 11), be officially recognized as the 'Vern Gaddy Mezzanine';
- (b) That a sign be erected outside the room to reflect the same;
- (c) That any costs associated with the naming of the Vern Gaddy Mezzanine be absorbed through the Glanbrook Arena current budget, Account 53070-792514; and

- (d) That the General Manager, Healthy and Safe Communities or designate be authorized and directed to approve and execute any and all required agreements and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor, related to the naming of Glanbrook Arena Mezzanine.

Result: MOTION, CARRIED by a vote of 4 to 0, as follows:

Yes	-	Ward 5	Councillor Matt Francis
Yes	-	Ward 6	Councillor Tom Jackson
Yes	-	Ward 12	Councillor Craig Cassar
Yes	-	Ward 13	Councillor Alex Wilson

11. PRIVATE & CONFIDENTIAL

There were no Private & Confidential Items.

12. ADJOURNMENT

There being no further business, the Facility Naming Sub-Committee was adjourned at 10:48 a.m.

Respectfully submitted,

Jessica Versace
Legislative Coordinator
Office of the City Clerk

Councillor Craig Cassar
Chair, Facility Naming Sub-Committee

CITY OF HAMILTON

MOTION

General Issues Committee: May 21, 2025

MOVED BY COUNCILLOR C. KROETSCH.....

SECONDED BY COUNCILLOR T. HWANG.....

Activation of King William Street and Downtown Revitalization

WHEREAS, the Downtown Hamilton Office Report (PED 23081) approved the development and implementation of placemaking and animation projects and programs in the Downtown Core. The City's mandate to undertake placemaking initiatives also resides within the 2021-2025 Economic Development Action Plan, the 2024-2028 Tourism Strategy and the 2020 Art in Public Places Policy;

WHEREAS, the 10-year Downtown Hamilton Revitalization Strategy currently being developed by the Economic Development Division identifies the need for a long-term strategy to improve the downtown area, with creative activation being one of multiple potential methods of improving public perception of the downtown core;

WHEREAS, staff are proposing the pedestrianization of King William street from James street to Hughson street for the duration of mid-July until mid-August. The pedestrianization will create a downtown public space in which activations may occur;

WHEREAS, King William was identified as a potential site for a pedestrianization due to the following:

- Proximity to downtown employment nodes;
- King William is not a major vehicular travel route;
- The significant volume of pedestrian passers-by;
- Nearby restaurants and cultural venues that would benefit from increased foot traffic;
- Available street closure assets such as the WoodGate sculpture at James Street North and King William;
- A beneficial acoustic environment; King William does not have excessive noise from traffic, which allows for acoustic performances; and,
- Previous placemaking events having taken place on the street during daily closures run both by the City's Placemaking and Public Art section, and the Downtown Business Improvement Association;

WHEREAS, a majority of King William businesses have been consulted on both the viability and impacts caused by the closure of the segment of King William to vehicular traffic; and,

WHEREAS, lighting and its impact on perceived public safety has been identified as a crucial factor in the downtown by the YWCA Gender Based Safety Audit commissioned by the City's Healthy and Safe Communities Department, the Hamilton Chamber of Commerce's "Transforming Downtown: Business Leadership Roundtable" report, and in consultation with restaurant businesses along King William.

THEREFORE, BE IT RESOLVED:

- (a) That Council approve one-time funding up to \$100,000, to be allocated from the Ward 2 Area Rating Reserve 108052 funding account towards infrastructure for the pedestrianization of King William as a pilot for summer 2025, with funding being allocated to the 2025 road closure, local artists for activations, contract event staff, event furniture, and other event services and equipment;
- (b) That "Ed's Concrete Products Ltd." be contracted to provide durable temporary site furnishings that meet City standards for outdoor public spaces;
- (c) That the "Downtown Hamilton Business Improvement Area" be contracted to lead operation of the pedestrianized area of King William in 2025 in collaboration with City staff and community partners;
- (d) That Placemaking Public Art and Projects section staff (Planning and Economic Development) and Signals and Street Lighting section staff (Public Works Department) be directed to implement a temporary suspended lighting scheme along King William Street from James Street to Hughson Street, with a possible extension along King William Street from Hughson to John Street;
- (e) That Council approve one-time funding up to \$100,000 to be allocated from the Ward 2 Area Rating Reserve 108052 funding account towards the installation of a temporary suspended lighting scheme; to cover the costs of the three-year pilot project; and,
- (f) That The City of Hamilton staff be directed to contract "Classic Displays" to design and install the temporary lighting installation, to be in place for Q3 of 2025.