



GENERAL ISSUES COMMITTEE REPORT 16-028

9:30 a.m.

Wednesday, November 2, 2016

Council Chambers

Hamilton City Hall

71 Main Street West

Present: Mayor F. Eisenberger, Deputy Mayor B. Johnson (Chair)
Councillors T. Whitehead, D. Skelly, T. Jackson, C. Collins, S. Merulla,
M. Green, J. Farr, A. Johnson, D. Conley, M. Pearson, R. Pasuta, J.
Partridge

**Absent with
Regrets:** Councillors L. Ferguson, A. VanderBeek – Personal

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 16-028 AND RESPECTFULLY RECOMMENDS:

- 1. West Harbour Real Estate Solicitation Process for Pier 8 Lands (PED14002(c))
(City Wide) (Item 7.1)**
 - (a) That the recommended Real Estate Solicitation Process for the development blocks within the City-owned Pier 8 lands, as outlined in Report PED14002(c), including authorization for staff to finalize and release to market the Request for Qualifications, to retain a Fairness Monitor, to establish an Evaluation Committee, and to select Shortlist Proponents, be approved;
 - (b) That staff be authorized and directed to prepare the formal Solicitation Process to include a Request for Qualifications (RFQ), a Request for Proposals (RFP), and Transaction Negotiation phase, each conducted in a manner and on terms and conditions deemed appropriate by the General Manager of Planning and Economic Development, in consultation with the City's Director of Financial Services and Corporate Controller, and in a form acceptable to the City Solicitor;
 - (c) That the Offering Strategy of all nine development blocks made through a single Solicitation Process, as described in Report PED14002(c), be approved;

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- (d) That staff be directed to prepare the formal Request for Proposals (RFP) process, including Request for Proposals (RFP) evaluation criteria, definitions, and respective weightings, and report back to General Issues Committee (GIC) for consideration by April 19, 2017;
- (e) That the Request for Proposals (RFP) evaluation criteria specifically includes, but not be limited to: Environmental Sustainability, Housing Affordability, Design Excellence, Price Discover, and **Urban Innovation**; and,
- (f) That staff be directed to include as part of the Request for Proposals (RFP) evaluation criteria recommendations that will be brought forward for consideration on April 19, 2017, proposed requirements and/or evaluation criteria that will ensure a diversity of market rate housing options on Pier 8, that **shall** include a defined target of not less than five percent (5%) of affordable home-ownership units as described in Report PED14002(c).

2. Evolution of the John/Rebecca Master Plan (PW16096) (Ward 2) (Item 8.1)

That Report PW16096, respecting the Evolution of the John/Rebecca Master Plan, be received.

3. Promoting the Rich History of Hamilton's Public Rail Transit System (PED16202) (City Wide) (Item 8.2)

That Report PED16202, respecting Promoting the Rich History of Hamilton's Public Rail Transit System, be received.

4. Transfer of Funds from Museum Reserve (PED16203) (Ward 3) (Item 8.3)

That \$20,000 be transferred from the Reserve for Various Museums - Account 104080 to Capital Project 7201441101 to offset the cost of repairs at the Hamilton Children's Museum.

5. Business Improvement Area Advisory Committee Report 16-009, October 11, 2016 (Item 8.4)

(a) Proposed Expenditure from the Concession Street BIA respecting the City of Hamilton Contribution to BIA Operating Budget Program (Item 7.1)

That the expenditure request from the Concession Street BIA in the amount of \$5,867.72 from the City of Hamilton Contribution to BIA Operating Budget Program, to be spent on purchasing new banner arms, be approved.

(b) Proposed Expenditure from the Main West Esplanade BIA respecting the City of Hamilton Contribution to BIA Operating Budget Program (Item 7.2)

That the expenditure request from the Main West Esplanade BIA in the amount of \$1,190.56 from the City of Hamilton Contribution to BIA Operating Budget Program, to be spent on the maintenance and replacement of street lighting on Main Street West, be approved.

6. West Harbour Development Sub-Committee Report 16-004, October 11, 2016 (Item 8.5)

(a) West Harbour Implementation Plan – Piers 5-7 and Pier 8 Public Realm Projects (PW16088) (City Wide) (Item 5.1)

That Report PW16088, respecting the West Harbour Implementation Plan – Piers 5-7 and Pier 8 Public Realm Projects, be received.

(b) West Harbour Real Estate Development and Disposition Opportunities – Final Consultant Report (PED16215) (Ward 2) (Added Item 5.2)

That Report PED16215, respecting the West Harbour Real Estate Development and Disposition Opportunities – Final Consultant Report, be received.

7. Hamilton Future Fund Board of Governors Report 16-003, October 13, 2016 (Item 8.6)

Deliberations on the Applications Received from the 2016 Opening of the Hamilton Future Fund (Item 8.1)

- (a) That the application from the Art Gallery of Hamilton respecting a Curator of Film be approved in the amount of \$107,000;
- (b) That the application from Green Venture respecting the Hamilton Alleyway Project be approved in the amount of \$33,000;
- (c) That the application from the Industry Education Council of Hamilton respecting the Hamilton Code Club be approved in the amount of \$86,000;
- (d) That the application from Living Rock Ministries respecting the Harvest Sandwich Shop be approved in the amount of \$36,940;
- (e) That the application from the Neighbour to Neighbour Centre respecting a Community Food Centre be approved in the amount of \$100,000;
- (f) That the application from Rygiel (Supports for Community Living) respecting a Resource Centre and Administration Building be approved in the amount of \$150,000 to be used for paving and the installation of canopies;
- (g) That the application from the Stewards of Cootes Watershed respecting Watershed Clean Up Events be approved in the amount of \$48,221;
- (h) That the application from The Bridge (From Prison to Community) respecting the Bridge House Transformational Project be approved in the amount of \$58,529.86;
- (i) That the application from the Troy/Lynden Branch of the Federated Women's Institute of Ontario be approved for the installation of an accessible ramp in the amount of \$28,000;
- (j) That the application from the Victoria Curling Club respecting the 150th Anniversary be approved in the amount of \$109,719;
- (k) That the application from the YMCA of Hamilton/Burlington/Brantford for the Y on Wheels be approved in the amount of \$125,000; and,
- (l) That the following applications be denied:
 - (i) Big Brothers and Big Sisters of Hamilton/Burlington respecting the Connections Program in the amount of \$60,000;

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- (ii) Centre for Print and Media Arts respecting the Expansion of the Recording Studio in the amount of \$75,000;
- (iii) Chriseo – Christopher Riden respecting Stop Motion Animation Projects in the amount of \$7,000;
- (iv) Eva Rothwell Resource Centre respecting the “Rothwell Dollars” Program and Transformation of the Clothing Room and Food Pantry in the amount of \$164,000
- (v) Hamilton Academy of Performing Arts respecting the Renovation of the Performance Hall in the amount of \$35,000
- (vi) Hamilton Arts Council respecting Building Cultural Legacies in the amount of \$182,200
- (vii) Hamilton Bike Share respecting the Transport of Bikes in the amount of \$65,622.30
- (ix) Hamilton Conservation Foundation respecting Natural Areas as Neighbours in the amount of \$109,071
- (x) Hamilton Naturalists’ Club respecting the Seedlings of Change Project in the amount of \$103,759
- (xi) Mission Services of Hamilton respecting Changing the Emergency Shelter Streetscape in the amount of \$225,000
- (xii) Mustard Seed Co-operative Grocery respecting a Community Outreach and Engagement Coordinator in the amount of \$80,800
- (xiii) North Hamilton Community Health Centre respecting Equipment for After-School Programming in the amount of \$30,000
- (xiv) Rainbow’s End respecting the Expansion of Property Maintenance Social Enterprises in the amount of \$110,074
- (xv) St. Andrews’s Presbyterian Church, Ancaster respecting Building Accessibility in the amount of \$100,000
- (xvi) Troy/Linden Branch of the Federated Women’s Institute of Ontario respecting a Building Restoration Project in the amount of \$412,000

8. Creating a Fashion Incubator Including Opportunities for Community Groups, at the Former Eastmount School Site (Item 9.1)

WHEREAS, Hamilton is known as a creative and innovative city;

WHEREAS, the arts bring about creativity and innovation and encourage entrepreneurs;

WHEREAS, fashion, photography, film, performing arts, visual arts, music, and other forms of creative expression generate employment;

WHEREAS, the arts have a positive impact on a community's economy, and quality of life;

WHEREAS, community groups, such as the Mountain Kidz Klub, provide much needed services to Hamilton families;

WHEREAS, the City of Hamilton has recently acquired Eastmount School; and,

WHEREAS, partnerships with the private sector have the potential to offset operating costs;

THEREFORE BE IT RESOLVED:

That staff be directed to conduct a feasibility study for a fashion incubator at the Eastmount School site that would include, but not be limited to the following, and report back to the General Issues Committee:

- (i) Fashion and related businesses;
- (ii) Opportunities for community groups;
- (iii) Operating costs offset by partnerships with the private sector; and,
- (iv) Steps to transform the former elementary school into a place for creative people to work, connect with peers, and learn to further their trades.

9. West Harbour Growth Accommodation in Schools (Item 9.2)

That the matter respecting the probable deficiency of schools, due to recent closures, which will most likely occur with future growth as the West Harbour area is developed, be referred to both the Hamilton Wentworth District School Board Liaison Sub-Committee and the Hamilton Wentworth Catholic District School Board Liaison

Sub-Committee for discussion to determine the needs of the West Harbour area as it experiences future growth.

10. Potential Acquisition of Former Hamilton Psychiatric Hospital Lands (Item 9.3)

WHEREAS, Infrastructure Ontario has initiated the disposition process for a portion of its lands known locally as the former Hamilton Psychiatric Hospital at 100 West 5th Street;

WHEREAS, at the Council Meeting of September 29, 2016, Item 7.8 Future Development of the Hamilton Psychiatric Lands, it was resolved that staff report back to the Planning Committee on the feasibility, process and budget for a neighbourhood planning initiative that would define a land use vision for the future development of the Hamilton Psychiatric Hospital lands, which would include the opportunity for the City of Hamilton to obtain ownership of these lands;

WHEREAS, Infrastructure Ontario has recently approached the City to determine the City's interest in acquiring the subject lands at fair market value;

WHEREAS, Infrastructure Ontario requires the City to sign an Acknowledgement of Interest in order to hold the lands from being listed on the open market by November 11, 2016; and,

WHEREAS, the Acknowledgment of Interest will initiate the process for negotiating the City's acquisition of the lands on certain terms and conditions, such interest may be released up until the execution of an Agreement of Purchase and Sale;

THEREFORE BE IT RESOLVED:

- (a) That the General Manager, Planning and Economic Development, be authorized and directed to execute the Acknowledgement of Interest letter, dated November 1, 2016, from Infrastructure Ontario regarding an opportunity for the City of Hamilton to purchase the former St. Joseph's Psychiatric Hospital residual lands, shown as Parts 3 and 4 on Reference Plan 62R-20423, by the deadline of November 11, 2016;
- (b) That the Mayor and Clerk be authorized and directed to execute the Acknowledgement of Confidential Information and Non-Disclosure Agreement; which is required by Infrastructure Ontario before the release any documents to the City in order to allow the City to conduct its due diligence review, in a form satisfactory to the City Solicitor;
- (c) That the Manager of Real Estate be authorized and directed to enter into negotiations with Infrastructure Ontario for the purposes of purchasing the

lands known as the former St. Joseph's Psychiatric Hospital residual lands, shown as Parts 3 and 4 on Reference Plan 62R-20423, attached hereto; and,

- (d) That staff be directed to undertake due diligence review, respecting the proposed purchase of the lands known as the former St. Joseph's Psychiatric Hospital residual lands, shown as Parts 3 and 4 on Reference Plan 62R-20423 and report back to the December 7, 2016 General Issues Committee meeting with recommendations on the potential acquisition of these lands, including financial implications.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

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

1. CEREMONIAL ACTIVITIES

- A(ii) Canadian Association of Certified Planning Technicians Award to the City of Hamilton

2. DELEGATION REQUESTS

- 4.1 Michael Nabert, Environment Hamilton, respecting the Hamilton Home Energy Retrofit Opportunity (Hamilton H.E.R.O. Program) (For a future GIC – same date as staff report is brought forward.)
- 4.2 John Ariens, Board Chair, Habitat for Humanity, respecting Report PED14002(c) – West Harbour Real Estate Solicitation Process for Pier 8 Lands, Item 7.1 on Today's Agenda
- 4.3 John Schuurman and Albert Karsten, Rolston Neighbourhood Planning Team, respecting the Neighbourhood Action Strategy Annual Report (For a future GIC – same date as staff report is brought forward.)

3. DISCUSSION ITEMS

- 8.6 Hamilton Future Fund Board of Governors Report 16-003, October 13, 2016

4. MOTIONS

- 9.1 REVISED - Creating a Fashion Incubator Including Opportunities for Community Groups, at the Former Eastmount School Site

5. NOTICES OF MOTION

- 10.1 Potential Acquisition of Former Hamilton Psychiatric Hospital Lands

The agenda for the November 2, 2016 General Issues Committee meeting was approved, as amended.

(b) CEREMONIAL ACTIVITIES (Item A)

(i) Bravery Award – Jonathan Davidson (Item A(i))

Deputy Fire Chiefs Bill Pittman and Randy Moss, along with Councillor Merulla and Mayor Eisenberger recognized the heroic actions of Mr. Jonathan Davidson.

Mr. Davidson's actions on the night of October 1, 2016 exemplify our goals to create caring communities within our neighbourhoods where neighbours care about neighbours.

At 11:30 p.m. that night Mr. Davidson heard the call for help and he went outside where he saw that his neighbour's home was engulfed in smoke and flames.

Mr. Davidson became the ultimate neighbour that night in his actions to save the occupants of 191 Grenfell Street.

(ii) Canadian Association of Certified Planning Technicians Award to the City of Hamilton (Item A(ii))

Steve Robichaud, Director of Planning, and Danielle Beck, Planning Technician and former President of the Canadian Association of Certified Planning Technicians (CACPT), spoke to the CACPT Award to the City of Hamilton.

Last month, the City of Hamilton was awarded the Municipal Employer of the Year Award from the (CACPT).

CACPT is a not-for-profit, self-governing body dedicated to maintaining high standards for Planning Technicians across the country and currently has over 500 members across Canada. The members are specialized and skilled in urban design, GIS, drafting and land use planning; and, are in demand in a variety of fields, including private industries and government agencies.

Every year a Technical Employer in the Private and Public Sectors are recognized as employers who show support for CACPT, certification, membership, professional development, volunteerism, and/or promotion of Planning Technicians within their organization.

The City supports our Association through the hiring of our members, as well as recognizing their certification. In addition, Hamilton not only was our host City, this year, for the CACPT Annual General Meeting and Conference, the City of Hamilton also sponsored, as well as volunteered to speak on the many City programs with respect to the revitalization of downtown and Gore Park, as well as hosted member tours.

The following City staff are CACPT members:

- o Planning Division
 - Danielle Beck, Past CACPT President
 - Kathy Jazvac
 - Joe Gravina
 - Shannah Evans
 - Steve Boich
 - Greg Sergeant
 - Laurie McNair
 - Paul Toffoletti
- o Transportation Management
 - Simo Naranicic
- o Zoning
 - Maria Romano
 - Kim Roberts
 - Victoria Brito
 - Robyn Reid
 - Sanja Flynn
 - Jessica Shore

- Matthew Stavroff
- Kayla Di Loreto
- Sarah Richmond
- Emily Coe
- Ilija Stipic

(c) DECLARATIONS OF INTEREST (Item 2)

There were no declarations of interest.

(d) APPROVAL OF MINUTES OF PREVIOUS MEETINGS (Item 3)

(i) October 19, 2016 (Item 3.1)

The Minutes of the October 19, 2016 General Issues Committee meeting were approved, as presented.

(e) DELEGATION REQUESTS (Item 4)

(i) Michael Nabert, Environment Hamilton, respecting the Hamilton Home Energy Retrofit Opportunity (Hamilton H.E.R.O. Program) (Item 4.1)

The delegation request submitted by Michael Nabert, Environment Hamilton, respecting the Hamilton Home Energy Retrofit Opportunity (Hamilton H.E.R.O. Program), was approved to attend at a future General Issues Committee meeting in conjunction with the forthcoming staff report.

(ii) John Ariens, Board Chair, Habitat for Humanity, respecting Report PED14002(c) – West Harbour Real Estate Solicitation Process for Pier 8 Lands (Item 4.2)

The delegation request submitted by John Ariens, Board Chair, Habitat for Humanity, respecting Report PED14002(c) – West Harbour Real Estate Solicitation Process for Pier 8 Lands, was approved to appear before the General Issues Committee on November 2, 2016.

(iii) John Schuurman and Albert Karsten, Rolston Neighbourhood Planning Team, respecting the Neighbourhood Action Strategy Annual Report (Item 4.3)

The delegation request submitted by John Schuurman and Albert Karsten, Rolston Neighbourhood Planning Team, respecting the Neighbourhood Action Strategy Annual Report, was approved to attend at a future General Issues Committee meeting in conjunction with the forthcoming staff report.

(f) PUBLIC HEARINGS / DELEGATIONS (Item 6)

(i) John Ariens, Board Chair, Habitat for Humanity, respecting Report PED14002(c) – West Harbour Real Estate Solicitation Process for Pier 8 Lands (Item 6.1)

John Ariens addressed Committee respecting Report PED14002(c) – West Harbour Real Estate Solicitation Process for Pier 8 Lands. Mr. Ariens' comments included but were not limited to, the following:

- o I would like to congratulate staff on their vision and design for the Pier 8 redevelopment.
- o We are creating a brand new neighbourhood that is water oriented, with waterfront trails, civic squares, mixed use development, commercial, shops, offices, community centers and is both bicycle and pedestrian friendly.
- o Habitat for Humanity is fully supportive of this initiative and compliments staff on this, and we hope that Committee and Council will agree. This will result in a truly diverse, integrated, and inclusive neighbourhood.
- o We are hoping that staff will consult with Habitat for Humanity during the criteria development process to ensure it is affordable to those who need it most.
- o At Habitat for Humanity, we serve families and our mandate is the eradication of poverty through home ownership.
- o Staff are recognizing the policy direction to seek and promote affordable housing. Staff are recommending a defined target of 5% to be affordable housing units.
- o We are requesting that staff and Council build this into the selection criteria from the onset to ensure a level playing field for all of the builders who are bidding on this; and, we hope to partner with those

builders on the affordable housing units – this is a perfect model for Habitat for Humanity.

- o We believe that it is best to disperse these units throughout the development, rather than building one 50 unit building – that is truly what inclusionary zoning is all about.

The presentation provided by John Ariens, respecting Report PED14002(c) – West Harbour Real Estate Solicitation Process for Pier 8 Lands, was received.

For disposition of this matter, please refer to Item 1.

(g) STAFF PRESENTATIONS (Item 7)

7.1 West Harbour Real Estate Solicitation Process for Pier 8 Lands (PED14002(c)) (City Wide)

Chris Phillips, Senior Advisor, addressed Committee and provided the first presentation for Item 7.1 – Transforming Hamilton's Waterfront. The presentation included, but was not limited to, the following:

- o Overview
 - How We've Gotten to This Point
 - West Harbour Waterfront Re-Development Plan
 - Key Issues for Today and Tomorrow
- o Key Areas of Consideration for Pier 8
- o Pier 8 Solicitation Process
- o Transforming Hamilton's West Harbour – It's a Team Effort
- o The Evolution of the West Harbour Waterfront
 - 1985 – 1992: Remedial Action Plan (RAP)
 - 2000 – 2003: Setting Sail Secondary Plan
 - 2008 – 2010: West Harbour Recreation Master Plan

- 2010 – 2015: City of Hamilton Strategic Plan
 - 2014: Establishment of Goal to be Development Ready by 2018
 - 2016: Pier 8 Urban Design Study
-
- o Transforming Hamilton's West Harbour
 - o Built on a Foundation of Public Parks and Open Spaces
 - o Connecting People to Their Waterfront with Continuous Trails
 - o Expanding Upon the Heritage and Legacy of Recreational Boating
 - o Integrating Existing Uses and Buildings within New Development
 - o Encouraging and Facilitating New Development
 - o Transformational Re-Development of Pier 8
 - o New Public Spaces, Parks and Greenway on Pier 8
 - o The Future of Hamilton's West Harbour
 - o Key Issues Emerged throughout the Process
 - Pier 8 – By the Numbers
 - Balancing Financial Investment with Community Benefits
 - On-going Long-term Municipal Tax Benefits
 - o Community Engagement
 - o Pier 8 – The Constraints
 - Setting Sail Secondary Plan
 - o Affordable Housing
 - Affordable Housing Continuum

- Affordable Home Ownership
 - o Pier 8 by the Numbers
 - o West Harbour by the Numbers
 - o Municipal Tax Shift
 - o Community Engagement
 - o Pier 8 – The Constraints
 - o The Affordable Housing Continuum
 - o Affordable Home Ownership
 - o The Future of Hamilton's West Harbour

Sheila Botting, of Deloitte, and John Campbell, Renovo Advisory Services and Former President & CEO of Waterfront Toronto, addressed Committee to provide the second presentation for Item 7.1 – the City of Hamilton Pier 8 Disposition Strategy. The presentation included, but was not limited to, the following:

- o Background – Hamilton Waterfront and Pier 8
- o The development of the West Harbour can facilitate City Building activities.
- o Pier 8's waterfront location and proximity to the new transit infrastructure is expected to make it an attractive large-scale opportunity to the development community.
- o Guiding Principles:
 - Partnerships
 - Transparency
 - Creativity and Innovation
 - City Building

o Key Decisions

1. Solicitation Process: What type of solicitation process should be adopted by the City?
2. Offering Strategy: Should the lands be disposed in whole or in part?
3. Setting Sail: What level of prescription should be followed through the process?
4. Affordable Housing: Should affordable housing be mandated by the City?
5. Anatomy of a Deal: Land Development
6. Evaluation Process: What evaluation guidelines should be used in the proposed Request for Qualifications (RFQ)?

Philbert Kim, Senior Consultant, West Harbour Disposition Strategy addressed Committee and provided the third presentation for Item 7.1 – the West Harbour Solicitation Process for Pier 8 Lands. The presentation included, but was not limited to, the following:

o Recommendations and Approval Requests

- Solicitation Process
 - Engage Fairness Monitor
 - Select Evaluation of Committee
 - Launch Request for Qualifications Process
 - Advance Through to Shortlist Proponents

o Early-stage Offering Strategy

- Bidding Framework
- Site Attributes

- o Return to Committee with final Request for Proposals evaluation criteria recommendations.
- o Balanced Recommendation
- o Best Practices
- o Public Consultation
- o Market Sounding
- o Guiding Principles
- o Proposed Solicitation Process
- o Request for Qualifications
- o Request for Proposals
- o Transaction Negotiation
- o Other Considerations
- o Offering Strategy
- o Sequence of Events and Approvals
- o Concurrent Processes
- o Measures of Success

The presentations, respecting Report PED14002(c) - West Harbour Real Estate Solicitation Process for Pier 8 Lands, were received.

A copy of the presentations are available on the City's website at www.hamilton.ca or through the Office of the City Clerk.

For disposition of this matter, please refer to Item 1.

Sub-section (e) to Report PED14002(c), respecting the West Harbour Real Estate Solicitation Process for Pier 8 Lands, was amended by adding the words "**Urban Innovation**", to read as follows:

- (e) That the Request for Proposals (RFP) evaluation criteria specifically include, but not be limited to: Environmental Sustainability, Housing

Affordability, Design Excellence, Price Discovery, and **Urban Innovation**;

Sub-section (f) to Report PED14002(c), respecting the West Harbour Real Estate Solicitation Process for Pier 8 Lands, was amended by deleting the word “may” and replacing it with the word “**shall**”, to read as follows:

- (f) That staff be directed to include as part of the Request for Proposals (RFP) evaluation criteria recommendations that will be brought forward for consideration on April 19, 2017, proposed requirements and/or evaluation criteria that will ensure a diversity of market rate housing options on Pier 8, that ~~may~~ **shall** include a defined target of not less than five percent (5%) of affordable home-ownership units as described in Report PED14002(c).

The Amending Motion to sub-section (f) above CARRIED on the following Standing Recorded Vote:

Yeas: Eisenberger, Jackson, Collins, Merulla, Green, Farr, A. Johnson, Conley, Pearson, B. Johnson, Pasuta
Total: 11
Nays: Whitehead, Skelly
Total: 2
Absent: Ferguson, VanderBeek, Partridge
Total: 3

The Main Motion, as amended, CARRIED on the following Standing Recorded Vote:

Yeas: Eisenberger, Jackson, Collins, Merulla, Green, Farr, A. Johnson, Conley, Pearson, B. Johnson, Pasuta, Whitehead, Skelly
Total: 13
Absent: Ferguson, VanderBeek, Partridge
Total: 3

For disposition of this matter, please refer to Item 1.

(h) MOTIONS (Item 9)

- (i) Creating an incubator for the arts, and opportunities for community groups, at the former Eastmount School Site (Item 9.1)**

Mayor Eisenberger and Councillors Green, Farr and A. Johnson wished to be recorded as OPPOSED to Item 9.1.

For disposition of this matter, please refer to Item 8.

(ii) Opportunities for Council to Terminate or Amend the West Harbour Real Estate Solicitation Process (Item 9.2)

That staff be directed to bring to the General Issues Committee's attention, at each stage of the solicitation process for Hamilton's West Harbour for Pier 8, as listed below, any opportunities for Council to terminate the process altogether or to amend the direction(s) that Council may have previously approved, and any legal or financial implications associated with same:

- (i) Request for Proposal Evaluation Criteria
- (ii) Approval of Transaction Negotiation Strategy
- (iii) Approval of Entry into Contracts

That the motion above , respecting Opportunities for Council to Terminate or Amend the West Harbour Real Estate Solicitation Process, be referred to the November 9, 2016 meeting of Council in order to allow additional time to prepare the final wording.

(i) NOTICES OF MOTION (Item 10)

Councillor Whitehead introduced the following Notice of Motion:

(i) Potential Acquisition of Former Hamilton Psychiatric Hospital Lands (Item 10.1)

WHEREAS, Infrastructure Ontario has initiated the disposition process for a portion of its lands known locally as the former Hamilton Psychiatric Hospital at 100 West 5th Street;

WHEREAS, at the Council Meeting of September 29, 2016, Item 7.8 Future Development of the Hamilton Psychiatric Lands, it was resolved that staff report back to the Planning Committee on the feasibility, process and budget for a neighbourhood planning initiative that would define a land use vision for the future development of the Hamilton Psychiatric Hospital lands, which would include the opportunity for the City of Hamilton to obtain ownership of these lands;

WHEREAS, Infrastructure Ontario has recently approached the City to determine the City's interest in acquiring the subject lands at fair market value;

WHEREAS, Infrastructure Ontario requires the City to sign an Acknowledgement of Interest in order to hold the lands from being listed on the open market by November 11, 2016; and,

WHEREAS, the Acknowledgment of Interest will initiate the process for negotiating the City's acquisition of the lands on certain terms and conditions, such interest may be released up until the execution of an Agreement of Purchase and Sale;

THEREFORE BE IT RESOLVED:

- (a) That the General Manager, Planning and Economic Development, be authorized and directed to execute the Acknowledgement of Interest letter, dated November 1, 2016, from Infrastructure Ontario regarding an opportunity for the City of Hamilton to purchase the former St. Joseph's Psychiatric Hospital residual lands, shown as Parts 3 and 4 on Reference Plan 62R-20423, by the deadline of November 11, 2016;
- (b) That the Mayor and Clerk be authorized and directed to execute the Acknowledgement of Confidential Information and Non-Disclosure Agreement; which is required by Infrastructure Ontario before the release any documents to the City in order to allow the City to conduct its due diligence review, in a form satisfactory to the City Solicitor;
- (c) That the Manager of Real Estate be authorized and directed to enter into negotiations with Infrastructure Ontario for the purposes of purchasing the lands known as the former St. Joseph's Psychiatric Hospital residual lands, shown as Parts 3 and 4 on Reference Plan 62R-20423, attached hereto; and,
- (d) That staff be directed to undertake due diligence review, respecting the proposed purchase of the lands known as the former St. Joseph's Psychiatric Hospital residual lands, shown as Parts 3 and 4 on Reference Plan 62R-20423 and report back to the December 7, 2016 General Issues Committee meeting with recommendations on the potential acquisition of these lands, including financial implications.

The Rules of Order were waived to allow for the introduction of the Potential Acquisition of Former Hamilton Psychiatric Hospital Lands.

For disposition of this matter, please refer to Item 10.

(j) GENERAL INFORMATION / OTHER BUSINESS (Item 11)

(i) Amendments to the Outstanding Business List (11.1)

The following amendments to the General Issues Committee's Outstanding Business List were approved:

(a) Proposed New Due Dates:

- (i) Item "V" – Review of City's Security Program (CM16002)**
Current Due Date: October 19, 2016
Proposed New Due Date: November 16, 2016

(b) Items to be removed:

- (i) Item "ZZ" – John/Rebecca Park**
(Addressed as Item 8.1 – PW16096)
- (ii) Item "Q" – Promoting the Rich History of Hamilton's Public Rail Transit System**
(Addressed as Item 8.2 – PED16202)
- (iii) Item "VV" – Hamilton Police Services Year-End Operating Budget Surplus**
(Addressed at September 21, 2016 GIC – PSB 10-604(c))

(k) PRIVATE & CONFIDENTIAL (Item 12)

(i) Closed Session Minutes – October 5, 2016 (Item 12.1)

- (a)** The Closed Session Minutes of the October 5, 2016 meeting of the General Issues Committee were approved, as presented; and,
- (b)** The Closed Session Minutes of October 5, 2016 meeting of the General Issues Committee will remain confidential.

(ii) Closed Session Minutes – October 19, 2016 (Item 12.2)

- (a)** The Closed Session Minutes of the October 19, 2016 meeting of the General Issues Committee were approved, as presented; and,
- (b)** The Closed Session Minutes of October 19, 2016 meeting of the General Issues Committee will remain confidential.

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(iii) City of Hamilton v Canada Post Litigation (LS15018(a)) (City Wide) (Item 12.3)

Report LS15018(a), respecting the City of Hamilton v Canada Post Litigation, was TABLED to the November 16, 2016 General Issues Committee, pending additional information.

(I) ADJOURNMENT (Item 13)

There being no further business, the General Issues Committee adjourned at 3:23 p.m.

Respectfully submitted,

B. Johnson, Deputy Mayor
Chair, General Issues Committee

Stephanie Paparella
Legislative Coordinator
Office of the City Clerk