



## **GENERAL ISSUES COMMITTEE REPORT 18-017**

9:30 a.m.

Wednesday, September 5, 2018

Council Chambers

Hamilton City Hall

71 Main Street West

**Present:** Mayor F. Eisenberger, Deputy Mayor T. Whitehead (Chair)  
Councillors T. Anderson, T. Jackson, C. Collins, S. Merulla,  
M. Green, J. Farr, D. Conley, M. Pearson, B. Johnson, L. Ferguson,  
A. VanderBeek, J. Partridge

**Absent with  
Regrets:** Councillors A. Johnson, R. Pasuta – Personal

### **THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 18-017 AND RESPECTFULLY RECOMMENDS:**

**1. Downtown Hamilton Business Improvement Area (BIA) Revised Board of  
Management (PED16059(c)) (Ward 2) (Item 5.1)**

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

- (i) Lisa LaRocca

**2. Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street,  
Dundas (PED18201) (Ward 13) (Item 5.2)**

- (a) That a conditional loan commitment totalling \$20,340.00 for Margaret Ellen Boyce, the registered owner of the property at 31-33 Melville Street, Dundas, be authorized and approved, in accordance with the terms and conditions of the Hamilton Community Heritage Fund Loan Program;
- (b) That the property owner of 31-33 Melville Street, Dundas, and the City of Hamilton enter into a Heritage Conservation Easement Agreement;

- (c) That the Mayor and City Clerk be authorized and directed to execute a loan agreement together with any ancillary documentation required, to give effect to the conditional loan commitment totalling \$20,340.00 for Margaret Ellen Boyce, the registered owner of the property at 31-33 Melville Street, Dundas, in a form satisfactory to the City Solicitor;
- (d) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any loan amending agreements for 31-33 Melville Street, Dundas, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Hamilton Community Heritage Fund Loan Program are maintained, in a form satisfactory to the City Solicitor; and,
- (e) That a copy of Report PED18201, respecting Hamilton Community Heritage Fund Loan Program - 31-33 Melville Street, Dundas, be forwarded to the Hamilton Municipal Heritage Committee for information.

**3. Establishment of the City of Hamilton's Advisory (Volunteer) and Sub-Committees (CL18010) (City Wide) (Item 8.2)**

- (a) That the following Sub-Committees, be disbanded:
  - (i) NHL/AHL/OHL Proposal Sub-Committee;
  - (ii) Pan Am Stadium Precinct Sub-Committee;
  - (iii) Sesquicentennial Steering Committee;
  - (iv) Service Channel Integration Sub-Committee;
  - (v) Tow Truck Licensing Sub-Committee; and,
  - (vi) Hess Village Community Liaison Committee;
- (b) That the Advisory (Volunteer) Committees, outlined in Appendix "A" to Report 18-017, be established for the 2018-2022 term of Council; and,
- (c) That the Sub-Committees, outlined in Appendix "B" to Report 18-017, be established for the 2018-2022 term of Council.

- 4. School Board Properties Sub-Committee Report 18-001, August 29, 2018 (Item 8.3)**
- (a) Hamilton-Wentworth District School Board Property at 300 Albright Road, Hamilton (PED18175) (Ward 5) (Item 8.1)**
- (i) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board that the City of Hamilton has no interest in acquiring its property located at 300 Albright Road, as shown on Appendix “A” to School Board Properties Sub-Committee Report 18-001; and,
  - (ii) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board of the City of Hamilton’s site development requirements as identified in Appendix “C” to Report 18-017.
- (b) Hamilton-Wentworth Catholic District School Board Property at 185 Kenilworth Avenue North, Hamilton (PED18207) (Ward 4) (Item 8.2)**
- (i) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth Catholic District School Board (HWCDSB) that the City of Hamilton has no interest in acquiring its property located at 185 Kenilworth Avenue North, Hamilton, (190 Britannia Avenue), as shown on Appendix “C” to School Board Properties Sub-Committee Report 18-001;
  - (ii) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth Catholic District School Board (HWCDSB) of the City of Hamilton’s site development requirements as identified in Appendix “D” to Report 18-017; and,
  - (iii) That the City supports the property located at 185 Kenilworth Avenue North (190 Britannia Avenue) becoming surplus and for public sale on the condition that the property is severed to have a Kenilworth Avenue North address to facilitate a sale of the property for highest use and incentives that exist on Kenilworth Avenue North through the Barton Kenilworth study recommendations.

- (iv) That Item 3 to the School Board Property Sub-Committee Report 18-003, respecting Report PED18208, Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton, which reads as follows, be referred to the September 12, 2018 meeting of Council for consideration, pending additional information from staff at Council:
- (c) Hamilton-Wentworth District School Board Property at 4 Vickers Road, Hamilton (PED18208) (Ward 7) (Item 8.3)
  - (i) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board (HWDSB) that the City of Hamilton has no interest in acquiring its property located at 4 Vickers Road, as shown on Appendix “E” to School Board Properties Sub-Committee Report 18-001; and,
  - (ii) That the Real Estate Section of the Economic Development Division of the Planning and Economic Development Department be authorized and directed to advise the Hamilton-Wentworth District School Board (HWDSB) of the City of Hamilton’s site development requirements as identified in Appendix “F” to School Board Properties Sub-Committee Report 18-001.

**5. New Cellular Water Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) (Item 8.4)**

- (a) That the lands designated as Part of Parts 1, 2 and 3, on Plan 62R-16049, forming part of 3262 Binbrook Road, Binbrook Park, Hamilton, being Part of PIN 17384-0650 (LT) having an area of approximately 60 sq. meters as shown in Appendix “A” to Report PED18177, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 14-204 for the purposes of a temporary easement;
- (b) That an Offer to Purchase (Easement) by Rogers Communications Inc., scheduled to close on or before October 1, 2018, for the temporary easement of land described in Recommendation (a) to Report PED18177, be approved and completed at the price of \$2 (excluding HST);
- (c) That a Licence with Rogers Communications Inc. over the land described as Part of Part 1, on Plan 62R-16049, substantially based on terms and conditions attached as Appendix “B” to Report PED18177, and any other terms and conditions deemed appropriate to the General Manager, Planning and Economic Development Department, be approved;

- (d) That a right-of-way for Rogers Communications Inc. over the land described as Part of Parts 1, 2 and 3, on Plan 62R-16049 to provide vehicular access to the tower compound area be approved;
- (e) That the license proceeds be credited to Account No. 48300-3301609611;
- (f) That any costs related to the license, including real estate and legal fees (\$7,700) be funded from Account No. 48300-3301609611 and credited to Account No. 45408-812036;
- (g) That the General Manager, Planning and Economic Development Department, or designate, acting on behalf of the City as landlord, be authorized to provide any consents, approvals and notices related to the License Agreement outlined herein;
- (h) That the Mayor and City Clerk be authorized and directed to execute the necessary documents, respecting the lands designated as Part of Parts 1, 2 and 3, on Plan 62R-16049, forming part of 3262 Binbrook Road, Binbrook Park, Hamilton, being Part of PIN 17384-0650 (LT) having an area of approximately 60 sq. meters as shown in Appendix "A" to Report PED18177 in a form satisfactory to the City Solicitor; and,
- (i) That Appendix "B" to Report PED18177, respecting the New Cellular Water Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton, remain confidential until completion of the real estate transaction.

**6. New Cellular Ground Tower Lease at Parkdale Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) (Item 8.5)**

- (a) That the lands designated as Part 2 on Draft Plan #1815-199-00, forming part of 1770 Main Street East, Parkdale Park, Hamilton, being Part of PIN 17266-0107 (LT) having an area of approximately 350 sq. meters, as shown in Appendix "A" to Report PED18178, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 14-204 for the purposes of a temporary easement;
- (b) That an Offer to Purchase (Easement) by Rogers Communications Inc., scheduled to close on or before September 1, 2018, for the temporary easement of land described in Recommendation (a) to Report PED18178, be approved and completed at the price of \$2 (excluding HST);
- (c) That a Lease with Rogers Communications Inc., over the land described as Part 1, Draft Plan #1815-199-00 to erect a 30 meters high cell tower, a flagpole capable of co-sharing with another carrier, substantially based on terms and conditions attached as Appendix "B" to Report PED18178, and

any other terms and conditions deemed appropriate to the General Manager, Planning and Economic Development Department, be approved, in a form satisfactory to the City Solicitor;

- (d) That a Right-of-Way for Rogers Communications Inc. over the land described as Part 2, Draft Plan #1815-199-00 to provide vehicular access to the tower compound area be approved;
- (e) That the Lease proceeds be credited to Account No. 48300-3301609604;
- (f) That any costs related to the Lease, including Real Estate and Legal Fees (\$7,700) be funded from Account No. 48300-3301609610 and credited to Account No. 45408-812036;
- (g) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as landlord, be authorized to provide any consents, approvals and notices related to the Licence Agreement outlined herein, in a form satisfactory to the City Solicitor;
- (h) That the Mayor and City Clerk be authorized and directed to execute the necessary documents, respecting the lands designated as Part 2 on Draft Plan #1815-199-00, forming part of 1770 Main Street East, Parkdale Park, Hamilton, being Part of PIN 17266-0107 (LT) having an area of approximately 350 sq. meters as shown in Appendix "A" to Report PED18178 in a form satisfactory to the City Solicitor; and,
- (i) That Appendix "B" to Report PED18178, respecting New Cellular Ground Tower Lease at Parkdale Park, 1770 Main Street East, Hamilton, remain confidential until completion of the real estate transaction.

**7. Acquisition of 7 Third Private Road, Stoney Creek, Cherry Beach Land Assembly (PED18198) (Ward 10) (Item 8.6)**

- (a) That an Option to Purchase between the City of Hamilton and John Doucette, scheduled to close on or before November 16, 2018, for the purchase of land described as Part of Lot 18, Broken Front Concession, former Township of Saltfleet, Municipally known as 7 Third Private Road, shown in Appendix "A" to Report PED18198, based substantially on the financial details set out in Appendix "B" of Report PED18198, and on such other terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, be approved and completed, in a form satisfactory to the City Solicitor;
- (b) That all costs related to the acquisition of the property be funded from Capital Account No. 4401356107, as outlined in Appendix "B" to Report PED18198, be approved;

- (c) That the City Solicitor be authorized and directed to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, and other dates, and amending and waiving terms and conditions to such terms as considered reasonable;
- (d) That the Mayor and City Clerk be authorized to execute any necessary documents, respecting the Option to Purchase between the City of Hamilton and John Doucette, scheduled to close on or before November 16, 2018, for the purchase of land described as Part of Lot 18, Broken Front Concession, former Township of Saltfleet, municipally known as 7 Third Private Road, shown in Appendix "A" to Report PED18198, in a form satisfactory to the Solicitor; and,
- (e) That Appendix "B" to Report PED18198 respecting the Acquisition of 7 Third Private Road, Stoney Creek, Cherry Beach Land Assembly, remain confidential until final completion of the property transaction.

**8. Transfer of Responsibilities and FTE, Major Project Delivery (PED18187) (City Wide) (Item 8.7)**

- (a) That the recommendations, outlined in Appendix "A" to Report PED18187, respecting Transfer of Responsibilities and FTE, Major Project Delivery, be approved; and,
- (b) That the recommendations, outlined in Appendix "A" to Report PED18187, respecting Transfer of Responsibilities and FTE, Major Project Delivery, remain confidential until approved by Council.

**9. West Harbour Strategic Initiatives Pier 8 Capital Works Tenders (PW18079) (City Wide) (Item 8.8)**

That staff be authorized and directed to award tenders for 100% of the previously approved Capital works, in the amount of \$35.8M, on Pier 8 for the following projects in 2018:

- (a) Project ID 4411606105 - Pier 8 Shorewall Rehabilitation (Approved Budget \$13.1M);
- (b) Project ID 4411506103 - Pier 8 Sanitary Pumping Station (Approved Budget \$5.9M);
- (c) Project ID 4411706101 - Pier 8 Servicing (Approved Budget \$8.8M); and,
- (d) Project ID 4411606106 - Pier 8 Promenade Park (Approved Budget \$8M).

**10. Redevelopment / Reuse of the former King George School Site, at 77 Gage Avenue North, Hamilton (Item 9.1)**

WHEREAS, the City has identified its interest in the former King George School property located at 77 Gage Avenue North, Hamilton, to repurpose the site as a potential location for a major educational institution and/or local hub for community groups;

WHEREAS, the City of Hamilton acquired the property known as former King George School property located at 77 Gage Avenue North, Hamilton on March 15, 2018;

WHEREAS, the Ministry of Education provided funding for a community-based Early Years Program including a EarlyON Centre and Child Care Centre, to be operational by December 2020;

WHEREAS, the Hamilton Public Library (HPL) has an interest in locating future branches strategically, in partnership with complementary institutions and services and the proximity of the site to the new secondary school presents a unique opportunity to support youth learning and engagement, and would provide a collaborative, creative space;

WHEREAS the HPL is interested in exploring which public library services are best suited to the surrounding community and this site; and

WHEREAS the Ontario College of Art and Design (OCAD) has expressed interest in establishing a presence in Hamilton related to skills development and continuing education targeted at youth in the arts and culture sector;

THEREFORE, BE IT RESOLVED:

- (a) That Public Works Facilities staff be directed to undertake a two-phased redevelopment study for the former King George School site, at 77 Gage Avenue North, Hamilton, which would include a general building condition assessment in the first phase, and a study of the improvements that would be required to the school to support the identified uses as well as an operating plan in the second phase and report back to the Public Works Committee;
- (b) That the funding for the two-phased redevelopment study, for the former King George School site, at 77 Gage Avenue North, Hamilton, to a maximum of \$250,000 be funded from the Ward 3 Special Capital Reinvestment Reserve #108053;
- (c) That staff from the Neighbourhood Development Section of the Healthy and Safe Communities Department and the Tourism and Culture Division of the Planning and Economic Development Department establish a Task Force to



inform the development of the operating plan for a hub at the former King George School site, 77 Gage Avenue North, Hamilton, which would include educational skills development and continuing education, targeted at youth in the arts and culture sector;

- (d) That the Task Force include representatives from the Ontario College of Art and Design, the Hamilton Public Library, the Hamilton Community Foundation, representatives of the local arts and culture sector, and the appropriate City staff; and,
- (e) That funding for the future implementation of a community hub at the former King George School at 77 Gage Avenue North, Hamilton, in the amount of \$750,000, be funded from the Ward 3 Special Capital Reinvestment Reserve #108053.

**11. Potential Development and Expansion Proposal at the John C. Munro International Airport (HIA) (PED18200) (City Wide) (Item 12.2)**

- (a) That the direction provided to staff in Closed Session, respecting Report PED18200, the Potential Development and Expansion Proposal at the John C. Munro International Airport (HIA), be approved; and,
- (b) That Report PED18200, respecting the Potential Development and Expansion Proposal at the John C. Munro International Airport (HIA), and its appendices, remain confidential.

**12. Pier 8 Development – LPAT Appeals of Zoning By-law Amendments 17-095/96 and Draft Plan of Subdivision Approval (LS18052) (Ward 2) (Item 12.3)**

- (a) That the direction provided to staff in Closed Session, respecting Report LS18052, Pier 8 Development – LPAT Appeals of Zoning By-law Amendments 17-095/96 and Draft Plan of Subdivision Approval, be approved; and,
- (b) That Report LS18052, Pier 8 Development – LPAT Appeals of Zoning By-law Amendments 17-095/96 and Draft Plan of Subdivision Approval, remain confidential.

**13. Bell Mobility Access Agreement (LS14001(c)/PW14006(c)) (City Wide) (Item 12.4)**

- (a) That the direction provided to staff in Closed Session, respecting Report LS14001(c)/PW14006(c), Bell Mobility Access Agreement, be approved; and,

- (b) That Report LS14001(c)/PW14006(c), Bell Mobility Access Agreement, remain confidential.

**14. Waterfront Lease Update (LS18053) (Ward 2) (Item 12.5)**

- (a) That the direction provided to staff in Closed Session, respecting Report LS18053, Waterfront Lease Update, be approved; and,
- (b) That Report LS18053, respecting the Waterfront Lease Update, and its appendix, remain confidential.

**15. DARTS 2018 Budget Mitigation (PW18078) (City Wide) (Item 12.6)**

- (a) That the direction provided to staff in Closed Session, respecting Report PW18078, DARTS 2018 Budget Mitigation, be approved; and,
- (b) That Report PW18078, DARTS 2018 Budget Mitigation, remain confidential.

**FOR INFORMATION:**

**(a) CHANGES TO THE AGENDA (Item 1)**

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

**1. DISCUSSION ITEMS (Item 8)**

- 8.4 New Cellular Water Tower Licence at Binbrook Park, 3262 Binbrook Road, Hamilton (PED18177) (Ward 11) (Item 8.4)

There is a typographical error on Page 2 of Report PED18177 and in the Appendix "B" to that report as well. On Page 2 under the Executive Summary, the compound area should read 60 sq. metres rather than 50 sq. meters as noted. The same error also occurs in Appendix "B" to that report. The official copies have been corrected.

- 8.8 West Harbour Strategic Initiatives Pier 8 Capital Works Tenders (PW18079) (City Wide)

Discussion of Appendix "A" to Report PW18079 in Closed Session would be pursuant to Section 239(2), Sub-sections (i) and (j) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter

pertains to a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and, a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

As well, there is a typographical error in subsection (d) of Report PW18079; the word “Approved” was inadvertently omitted from the phrase “(Budget 8M). It should read “(Approved Budget 8M). This has been corrected in the official copy.

The agenda for the September 5, 2018 General Issues Committee meeting was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 2)**

There were no declarations of interest.

**(c) APPROVAL OF MINUTES OF THE PREVIOUS MEETING (Item 3)**

**(i) August 13, 2018 (Item 3.1)**

The Minutes of the August 13, 2018 meeting of the General Issues Committee were approved, as presented.

**(d) DELEGATION REQUESTS (Item 4)**

**(i) Clinton Younge, MMJ Canada / LOST Organization, respecting the legalization of cannabis and what’s potentially to come with all the new applications and existing retail dispensaries. (Item 4.1)**

The delegation request, submitted by Clinton Younge, MMJ Canada / LOST Organization, respecting the legalization of cannabis and what’s potentially to come with all the new applications and existing retail dispensaries, was approved to appear before the General Issues Committee on September 19, 2018.

**(e) DISCUSSION ITEMS (Item 8)**

Item 8.1, being Report HUR18015 respecting a Hamilton Urban Fellowship Program, was deferred to the end of the Discussion Items on today's agenda to allow time for the appropriate staff to arrive.

**(i) Hamilton Urban Fellowship Program (HUR18015) (City Wide) (Item 8.1)**

Report HUR18015, respecting the Hamilton Urban Fellowship Program, was TABLED to the September 19, 2018 General Issues Committee, pending additional information from staff respecting a Toronto model with costing.

**(ii) New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) (Item 8.5)**

The report title and sub-sections (a) and (i) to Report PED18178, respecting a New Cellular Ground Tower Lease at Pat Quinn Park, 1770 Main Street East, Hamilton, was amended by deleting the words "Pat Quinn" and replacing them with the word "Parkdale" to properly reflect the name of the park, to read as follows:

**New Cellular Ground Tower Lease at ~~Pat Quinn~~ Parkdale Park, 1770 Main Street East, Hamilton (PED18178) (Ward 4) (Item 8.5)**

- (a) That the lands designated as Part 2 on Draft Plan #1815-199-00, forming part of 1770 Main Street East, ~~Pat Quinn~~ **Parkdale** Park, Hamilton, being Part of PIN 17266-0107 (LT) having an area of approximately 350 sq. m as shown in Appendix "A" to Report PED18178, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 14-204 for the purposes of a temporary easement;
- (i) That Appendix "B" to Report PED18178, respecting the ground tower lease of part of 1770 Main Street East, ~~Pat Quinn~~ **Parkdale** Park remain confidential until completion of the real estate transaction.

**(f) GENERAL INFORMATION / OTHER BUSINESS (Item 11)**

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

As the matter respecting the Hamilton Urban Fellowship Program has been TABLED to the September 19, 2018 General Issues Committee, the matter shall remain on the Outstanding Business List.

The following amendment to the General Issues Committee's Outstanding Business List, as amended, was approved:

~~(a) Items to be removed:~~

~~(i) Hamilton Urban Fellowship Program  
(Addressed as Item 8.1 on today's agenda – HUR18015)~~

(b) Proposed New Due Dates:

(i) Cultural Plan Progress  
Current Due Date: December 12, 2018  
Proposed New Due Date: March 20, 2019

**(g) PRIVATE & CONFIDENTIAL (Item 12)**

**(i) Closed Session Minutes – August 13, 2018 (Item 12.1)**

Councillor Jackson advised that he was missing from the attendance of the Closed Session minutes.

The Clerk advised that those minutes would be corrected to reflect Councillor Jackson's attendance accordingly (for Items 12.5 and 12.6).

- (a) That the Closed Session Minutes of the August 13, 2018 General Issues Committee meeting, as amended, be approved; and,
- (b) That the Closed Session Minutes of the August 13, 2018 General Issues Committee meeting, as amended, remain confidential.

Committee moved into Closed Session respecting Items 12.2 to 12.6, pursuant to Section 8.1, Sub-sections (c), (e) and (f) of the City's Procedural By-law 14-300; and, Section 239(2), Sub-sections (c), (e), (f), (i) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matters pertain to a proposed or pending acquisition or disposition of land for City purposes; litigation or potential litigation, including matters before administrative tribunals, affecting the City; the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; 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.

**(ii) Potential Development and Expansion Proposal at the John C. Munro International Airport (HIA) (PED18200) (City Wide) (Item 12.2)**

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 11.

**(iii) Pier 8 Development – LPAT Appeals of Zoning By-law Amendments 17-095/96 and Draft Plan of Subdivision Approval (LS18052) (Ward 2) (Item 12.3)**

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 12.

**(iv) Bell Mobility Access Agreement (LS14001(c)/PW14006(c)) (City Wide) (Item 12.4)**

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 13.

**(v) Waterfront Lease Update (LS18053) (Ward 2) (Item 12.5)**

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 14.

**(vi) DARTS 2018 Budget Mitigation (PW18078) (City Wide) (Item 12.6)**

Staff was provided with direction in Closed Session.

For further disposition of this matter, please refer to Item 15.

**(h) ADJOURNMENT (Item 13)**

There being no further business, the General Issues Committee adjourned at 11:48 a.m.

Respectfully submitted,

T. Whitehead, Deputy Mayor  
Chair, General Issues Committee

Stephanie Paparella  
Legislative Coordinator  
Office of the City Clerk

**ADVISORY (VOLUNTEER) COMMITTEES TO BE ESTABLISHED  
2018-2022**

Advisory Committee for Immigrants and Refugees
Arts Advisory Commission
Committee Against Racism
Food Advisory Committee
Hamilton Aboriginal Advisory Committee
Hamilton Cycling Committee
Hamilton Status of Women Committee
Hamilton Veterans Committee
Housing and Homelessness Advisory Committee
Keep Hamilton Clean and Green Committee
Lesbian, Gay, Bisexual, Transgender and Queer Advisory Committee (LGBTQ)
Mundialization Committee
Seniors Advisory Committee



**SUB COMMITTEES TO BE ESTABLISHED  
2018-2022**

Accessibility Transit Services Review Sub Committee
Advisory Committee for Persons with Disabilities
Affordable Housing Site Selection Sub Committee
Agricultural and Rural Affairs Advisory Committee
Airport Sub-Committee
Business Improvement Area Advisory Committee
Capital Projects Work In-Progress Review Sub-Committee
Cleanliness and Security in the Downtown Core Task Force
Committee of Adjustment
Community Benefits Protocol Advisory Committee
Cross-Melville District Heritage Advisory Committee (Dundas)
Development Charges Stakeholders Sub-Committee
Development Industry Liaison Group
Election Compliance Audit Committee
Election Compliance Audit Committee – Selection Committee
Facility Naming Sub-Committee
Glanbrook Landfill Co-ordinating Committee
Governance Review Sub-Committee
Government Relations Sub-Committee
Grants Sub-Committee
Greater Bay Area Committee (Hamilton & Burlington)
Hamilton Future Fund Board of Governors
Hamilton Licensing Tribunal
Hamilton Municipal Heritage Committee
Hamilton Port Authority-City of Hamilton Liaison Committee
Hamilton Utilities Corporation Joint Advisory Committee
Hamilton Water Sub-Committee
Hamilton-Wentworth Catholic District School Board (HWCDSB) Liaison Committee
Hamilton-Wentworth District School Board (HWDSB) Liaison Committee
Heritage Permit Review Sub-Committee

Hess Village Pedestrian Mall Authority
HMRF/HWRF Pension Administration Committee
Light Rail Transit Sub-Committee
Mayor's Blue Ribbon Task Force on Workforce Development
Mayor's Intelligent Community Forum Task Force
Multi-Year Budget Planning Sub-Committee
Municipal Drainage Court of Revision
Non-Union Compensation Sub-Committee
Open for Business Sub-Committee
Physician Recruitment and Retention Steering Committee
Procurement Sub-Committee
Property Standards Committee
Rental Housing Sub-Committee
School Board Properties Sub-Committee
Selection Committees for Agencies, Boards, Commissions and Sub-Committees
Steel Committee
Storm Event Response Group (SERG)
Truck Route Sub-Committee
Waste Management Advisory Committee
Wentworth Lodge Heritage Trust Fund Sub Committee
West Harbour Development Sub-Committee

**SITE DEVELOPMENT REQUIREMENTS**

**Planning and Economic Development Department**

<p><b>Cultural Heritage</b></p> <p>Planning and Economic Development Department</p>	<p>The subject property meets three of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:</p> <ul style="list-style-type: none"> <li>• Within 300 m of a primary watercourse or permanent waterbody, 200 m of a secondary watercourse or seasonal waterbody, or 300 m of a prehistoric watercourse or permanent waterbody;</li> <li>• In areas of pioneer EuroCanadian settlement; and,</li> <li>• Along historic transportation routes.</li> </ul>
<p><b>Natural Heritage</b></p> <p>Planning and Economic Development Department</p>	<p>The subject property is located within the boundaries of the Urban Hamilton Official Plan (UHOP). Based on Schedule B (Natural Heritage System) of the UHOP, the Core Areas have been identified as Significant Woodland, and Red Hill Creek Escarpment Valley Environmentally Significant Area (ESA). A watercourse (Red Hill Creek), which is regulated by the Hamilton Conservation Authority (HCA), has also been identified adjacent to the subject property.</p> <p>If this property is disposed of for the purpose of development, an Environmental Impact Statement (EIS) would need to be prepared in support of any development applications.</p> <p>The EIS would be prepared in accordance with the City's Guidelines (March 2015). The Terms of Reference would be required to be approved by the City (Natural Heritage Planning staff) in consultation within the HCA prior to the completion of any field inventories.</p>
<p><b>Building Engineering and Zoning</b></p> <p>Planning and Economic Development Department</p>	<p>The Zoning Section does not have an interest in the potential acquisition of the lands located at 300 Albright Road but provide the following comments related to the existing zoning and permitted uses.</p> <p>Our records indicate that the lands are currently occupied by one-storey school (CCE Red Hill Learning Centre) which is owned by the Hamilton-Wentworth District School Board (HWDSB) and which has been declared surplus to the HWDSB's holdings.</p>

	<p>The lands are zoned "AA" (Agricultural) District pursuant to City of Hamilton Zoning By-law 6593. The "AA" District permits the following uses:</p> <ul style="list-style-type: none"><li>• A public hospital (subject to Section 8(iii)(a), (b), (c) and (d));</li><li>• A children's residence;</li><li>• A booth in a public hospital for the sale of concessions;</li><li>• A district yard of the City, and;</li><li>• A private stable.</li></ul> <p>In addition to the above, existing uses are also permitted.</p> <p>Changes in use which are not included in the "AA" District list of permitted use are subject to a Zoning By-law Amendment and Formal Consultation. Please contact the Planning and Development Division at (905) 546-2424 extension 1355 for further information.</p> <p>The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division.</p> <p>This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.</p>
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## SITE DEVELOPMENT REQUIREMENTS

### Planning and Economic Development Department

<p><b>Transportation Planning</b></p> <p>Planning and Economic Development Department</p>	<p>The existing right-of-way's are as follows: Cannon Street East is approximately 15.3 m; Britannia Avenue is approximately 15.3 m.</p> <p>Collector Roads (Cannon Street East) are to be 26.213 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> <li>• Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2.</li> </ul> <p>Local Roads (Britannia Avenue) are to be 20.117 as per the Council Approved Urban Official Plan:</p> <ul style="list-style-type: none"> <li>• Chapter C-City Wide Systems and Designations, 4.5 Road Network Functional Classification, 4.5.2.</li> </ul> <p>A survey conducted by an Ontario Land Surveyor will determine the ultimate dimensions for the road allowance widening(s).</p>
<p><b>Building Engineering and Zoning</b></p> <p>Planning and Economic Development Department</p>	<p>The property contains a former three-storey school building which is attached to an existing three-storey building which is part of a Place of Worship located at 175 Kenilworth Street North on property owned by the Hamilton Roman Catholic Diocese.</p> <p>The lands are zoned Neighbourhood Institutional (I1) Zone pursuant to City of Hamilton Zoning By-law 05-200. The "I1" zone permits the following uses:</p> <ul style="list-style-type: none"> <li>• Community Garden</li> <li>• Day Nursery</li> <li>• Duplex Dwelling</li> <li>• Educational Establishment</li> <li>• Emergency Shelter</li> <li>• Museum</li> <li>• Place of Worship</li> <li>• Residential Care Facility</li> <li>• Retirement Home</li> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> <li>• Urban Farm</li> <li>• Urban Farmers Market</li> </ul>

Educational Establishments consisting of a secondary school, college or university are identified as prohibited uses in the "I1" Zone.

The "I1" Zone has special zoning provisions for development which apply to the following groupings of uses:

- Shelter, Residential Care Facility, Place of Retirement Home;
- Educational Establishments and Museum;
- Single Detached Dwelling, Duplex Dwelling and Day Nursery, and;
- Semi-Detached Dwelling.

The lands are subject to Site Plan Control. As such, development or redevelopment may require application to the Development Planning Division. For further information, please contact (905) 546-2424 extension 1355.

This property is subject to the issuance of a building permit in the normal manner for tenant improvement, change of use, renovations, alterations, additions or new buildings.

**Community Planning and GIS**

Planning and Economic Development Department

Secondary Plan:	The subject lands are not located within a Secondary Plan
Neighbourhood Plan:	Designated "Civic and Institutional" within the Crown Point East Neighbourhood Plan

While the subject lands are not situated within a current Secondary Plan, the following UHOP policies do apply to the subject lands:

**Urban Hamilton Official Plan – Volume 1**

The subject property is identified as "Neighbourhoods" under the Urban Hamilton Official Plan's Urban Structure Element (UHOP Schedule E). The subject lands are designated "Mixed-Use – Medium Density" on Schedule E-1 Urban Land Use Designations, in the Urban Hamilton Official Plan. Permitted uses in the Neighbourhoods land use designation are identified in

the UHOP Volume 1 Section E.3.0 Neighbourhoods Designation, subject to meeting other UHOP policy and zoning requirements. These areas are intended to function as complete communities, providing a mix of residential, commercial and community facilities/services. The policies of the Neighbourhoods designation establish criteria for new development, adaptive re-use, residential intensification and urban design.

#### **E.4.0 Commercial and Mixed-Use Designations**

##### **4.6 Mixed-Use-Medium Designation**

The general intent of this designation is to permit a full range of retail, service commercial, entertainment and residential accommodation (at a moderate scale). With particular reference to the "Mixed-Use-Medium Density" designation, the following goals shall apply:

"E.4.1.1 Create and retain vibrant mixed-use areas that accommodate a range of uses and are accessible by automobile, transit, and active transportation.

E.4.1.2 Direct the majority of retail commercial uses to mixed use areas that are well served by transit and serve as a central place for the City, a portion of the City, or for one or more neighbourhoods.

E.4.1.3 Create comfortable, walkable and stimulating pedestrian streets along key roads within the mixed-use areas."

The subject lands are intended to provide uses serving the residents of the community as well as create an opportunity to provide a more visually appealing building adding character to the public realm of an area well served by transit and pedestrian networks, satisfying the above policy direction.

#### **Function**

##### **E.4.6.1**

The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.

**E.4.6.2**

The Mixed-Use-Medium Density designation shall be applied to traditional 'main street' commercial areas outside of the area designated Downtown Mixed-Use, and to promote the continuation of these areas as pedestrian oriented mixed-use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.

**Permitted Uses**

**E.4.6.5**

The following uses shall be permitted on lands designated Mixed-Use - Medium Density on Schedule E-1—Urban Land Use Designations:

- a) Commercial uses such as retail stores, auto and home centres, home improvement supply stores, offices oriented to serving residents, personal services, financial establishments, live-work units, artist studios, restaurants, gas bars, and drive-through facilities;
- b) notwithstanding Policy E.4.6 drive-through facilities on pedestrian predominant streets shall only be permitted in accordance with Section E.4.6.29 and all other applicable policies of this Plan;
- c) institutional uses such as hospitals, places of worship, and schools;
- d) arts, cultural, entertainment, and recreational uses;
- e) hotels;
- f) multiple dwellings; and,
- g) accessory uses.



**Scale**

The UHOP similarly provides guidance on the scale of development considered appropriate within the Mixed-Use-Medium Density:

**E.4.6.9**

The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.

**E.4.6.10**

The predominant built form shall be mid-rise and low-rise buildings. The intent is to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial stores at grade; however, single use commercial buildings and medium density ground related housing forms shall be permitted.

Permitted uses shall be located in single or mixed-use buildings. Any proposed design will have to satisfy staff review that the design complies with the above policy intent.

In regard to the future development of the property, Community Planning advises of the following:

"The City supports residential intensification on lands within the Neighbourhoods designation in accordance with Section B.2.4–Residential Intensification Policies, F.1.14–Lot Creation, and other applicable policies." (UHOP Volume 1 Policy E.3.2.13)

"The City shall encourage the adaptive reuse of the existing building stock for appropriate land uses. Rezoning applications for new uses shall be evaluated to ensure compatibility with surrounding land uses." (UHOP Volume 1 Policy E.3.2.15)

The existing mixed-use designation is intended to combine commercial uses with residential intensification (among other possible uses such as a transit node, etc.). Through appropriate design and buffering to ensure compatibility with existing residential dwellings, Community Planning could be supportive of rezoning

the property of higher density forms. Multiple storey buildings (low-rise and mid-rise buildings) and mixed-use buildings that have retail and service commercial stores at grade would fulfil the intent of this designation.

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

The property is in the Community Institutional (I2) Zone (Zoning By-law 05-200).

**8.2.1 Permitted Uses**

- Community Garden
- Day Nursery
- Duplex Dwelling
- Educational Establishment
- Emergency Shelter
- Museum
- Recreation
- Place of Worship
- Residential Care Facility
- Retirement Home
- Semi-Detached Dwelling
- Single Detached Dwelling
- Social Services Establishment
- Street Townhouse Dwelling
- Urban Farm
- Urban Farmers Market

(By-law 14-238, September 10, 2014)

(By-law 14-273, September 24, 2014)

(By-law 15-107, April 22, 2015)

**8.2.2 Prohibited Uses**

- Educational Establishment consisting of a College or University

A private elementary school is permitted as an "Educational Establishment" in both the I1 and I2 zones. In a Community Institutional (I2) Zone larger facilities that draw from a larger area and, therefore, have a higher impact on the surrounding community are most appropriate. While the Community Institutional (I2) is generally exterior or on the periphery of neighbourhoods, Colleges and Universities are prohibited uses acknowledging the traffic and density impacts. However, the Community Institutional (I2) permits redevelopment in denser forms (e.g.) street

townhouse dwellings.

**Natural and Cultural Heritage:**

Other items to consider as part of the (potential) acquisition of this school property include Natural and Cultural Heritage concerns. For this urban, long established site, there are no Natural Heritage Comments. In terms of Cultural Heritage concerns, Heritage staff recommend that a Cultural Heritage Assessment should be conducted to further define and confirm the cultural significance of the built heritage value of the property.

**Analysis and Recommendations**

Originally built in 1920 as Holy Family Catholic School, this school was rebuilt in 1945 and had a variety of additions in the 1960's and 1970's. This subject property is currently vacant. The subject property is designated 'Neighbourhoods' under the Urban Hamilton Official Plan (Schedule E). The Crown Point East Neighbourhood Plan designates these lands as "Civic and Institutional" and the Zoning By-law 05-200 indicates that the lands are zoned Community Institutional (I2) Zone. This zone permits Educational Establishments and Residential Care Facility but also ground-oriented residential such as Single and Semi-Detached Dwellings as well as Street Townhouse Dwellings.

From a Planning perspective it would be desirable to obtain these lands to allow for adaptive reuse of (potential) heritage structure, with the possible addition of denser forms of residential uses (i.e. street townhouse dwellings).