



GENERAL ISSUES COMMITTEE REPORT 21-011

9:30 a.m.

Wednesday, May 19, 2021

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

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

Absent: Councillor T. Whitehead – Leave of Absence

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 21-011, AND RESPECTFULLY RECOMMENDS:

1. Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives (PED21095) (City Wide) (Item 7.1)

That Report PED21095, respecting the Status of the Hamilton Downtown, Barton/Kenilworth Multi-Residential Property Investment Program and Other Commercial Districts and Small Business Section Initiatives, be received.

2. Hamilton Tax Increment Grant - 60 King William Street, Hamilton and 43-51 King Street East, Hamilton (PED21096) (Ward 2) (Item 10.1)

- (a) That a Hamilton Tax Increment Grant Program Application submitted by King William Residences Inc. (LPF Conversion Fund Limited Partnership - LIUNA Conversion Trust (99.49%), Burrstone Management Inc. (0.50%), Bryton Capital Corp. GP Ltd. (General Partner – 0.01%), for the properties currently known as 60 King William Street, Hamilton and 43-51 King Street East, Hamilton, estimated at \$4,572,725.97 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the development of 60 King William Street, Hamilton and 43-51 King Street East, Hamilton, be authorized and approved in accordance with the terms and conditions of the Hamilton Tax Increment Grant Program;

- (b) That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together with any ancillary documentation required, to give effect to the Hamilton Tax Increment Grant for King William Residences Inc., for the property currently known as 60 King William Street, Hamilton and 43-51 King Street East, Hamilton, in a form satisfactory to the City Solicitor; and,
- (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

3. Hamilton Tax Increment Grant - 118 King Street East (Royal Connaught Phase 2) (PED21062) (Ward 2) (Item 10.2)

- (a) That a Hamilton Tax Increment Grant Program application submitted by Rudi Spallacci on behalf of Royal Connaught Inc. (Rudi Spallacci, Ted Valeri)), whose shareholders are Terra Prima Inc., T. Valeri Construction Limited and E. Mancinelli Family Holdings Inc., for the property now known as 118 King Street East, Hamilton, estimated at \$711,762.99 over a maximum of a five (5) year period, and based upon the incremental tax increase attributable to the development of 118 King Street East, Hamilton, be authorized and approved in accordance with the terms and conditions of the Hamilton Tax Increment Grant Program;
- (b) That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together with any ancillary documentation required to give effect to the Hamilton Tax Increment Grant for Royal Connaught Inc., for the property at 118 King Street East, Hamilton, in a form satisfactory to the City Solicitor; and,
- (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Hamilton Tax Increment Grant Program, as approved by City Council, are maintained.

4. COVID-19 Virtual Memorial Wall (CM21004(a)) (City Wide) (Item 10.3)

- (a) That staff be directed to move forward with the implementation of the COVID-19 Virtual Memorial “Hamilton Remembers” on the City of Hamilton’s website; and,

- (b) That the subject matter respecting the “COVID-19 Virtual Memorial Wall” be identified as complete and removed from the General Issues Committee Outstanding Business List.

5. Commonwealth Games 2030 (PED19108(f)) (City Wide) (Item 10.4)

That the following two staff members be authorized and directed to participate on the 2030 Commonwealth Games Bid Concept Review Committee (CRC):

- (i) Director of Recreation; and,
- (ii) Manager of Tourism and Culture.

6. Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (City Wide) (Item 10.5)

- (a) That staff be directed to undertake a process to develop a detailed design for a flexible Home Energy Retrofit Opportunity Program with a one-time project budget cost of \$200,000, subject to a successful funding application outlined in Recommendation (b);
- (b) That the City Manager be authorized and directed to submit an application to the Federation of Canadian Municipalities Community Efficiency Financing stream to cover 80%, or up to a maximum of \$160,000 of eligible costs to complete a detailed design for a flexible Home Energy Retrofit Opportunity program;
- (c) That, should the Federation of Canadian Municipalities (FCM) application be successful, the City portion of the project, contingent on FCM funding, up to \$40,000 be funded through the 2021 Healthy and Safe Communities 2021 Air Quality Climate Change operating budget surplus, Department ID 674620;
- (d) That, should the Federation of Canadian Municipalities application be successful, the single source procurement, pursuant to Procurement Policy #11 – Non-competitive Procurements, for the project management services for the development of the detailed design for a flexible Home Energy Retrofit Opportunity program at the upset limit of \$200,000, be approved;
- (e) That the General Manager, Healthy and Safe Communities Department, be authorized and directed to negotiate, enter into and execute a Memorandum of Understanding and any ancillary documents required to give effect thereto with Mohawk College of Applied Arts and Technology,

respecting a flexible Home Energy Retrofit Opportunity program, in a form satisfactory to the City Solicitor; and,

- (f) That, should the Federation of Canadian Municipalities application be successful, the appropriate City staff be directed to consult and collaborate with external stakeholders to included, but not be limited to, the Bay Area Climate Change Council, Environment Hamilton, Green Venture and other applicable community-based organizations in the development of a flexible Home Energy Retrofit Opportunity program.

7. 2021 Grey Cup Update (PED18234(c)) (City Wide) (item 10.6)

That Report PED18234(c), respecting the 2021 Grey Cup Update, be received.

8. Update on Real Estate Matters Related to the Pandemic (PED21101 / PW21030 / LS21016) (City Wide) (Item 14.1)

- (a) That the direction provided to staff in Closed Session, respecting Report PED21101/PW21030/LS21016, Update on Real Estate Matters Related to the Pandemic, be approved;
- (b) That the extension of the support timeframe of the COVID-19 Occupant Support Framework be applicable for as long as occupation restrictions related to the pandemic continue to be applied by the Provincial Government; and,
- (c) That Report PED21101/PW21030/LS21016, respecting the Update on Real Estate Matters Related to the Pandemic, remain confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

6. ADDED DELEGATION REQUEST

- 6.1. Ian Borsuk, Environment Hamilton, to speak to and in support of the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (For the May 19, 2021 GIC)

The agenda for the May 5, 2021 General Issues Committee meeting was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(i) May 5, 2021 (Item 4.1)

The Minutes of the May 5, 2021 General Issues Committee meeting were approved, as presented.

(d) DELEGATION REQUESTS (Item 6)

(i) Ian Borsuk, Environment Hamilton, to speak to and in support of the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (Item 6.1)

The delegation request, submitted by Ian Borsuk, Environment Hamilton, to speak to and in support of the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016), was approved for the May 19, 2021 General Issues Committee meeting.

(e) STAFF PRESENTATIONS (Item 8)

(i) COVID-19 Verbal Update (Item 8.1)

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

The verbal update regarding COVID-19 was received.

(f) PUBLIC HEARINGS / DELEGATIONS (Item 9)

- (i) Bianca Caramento, Bay Area Climate Change Council, to support the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (Item 9.1)**

The presentation provided by Bianca Caramento, Bay Area Climate Change Council, respecting Item 10.5 - Report CM21008/HSC21016, Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study, was received.

- (ii) Leo Johnson, Executive Director of Empowerment Squared, respecting the Emerging Needs Arising in the Newcomer, Racialized and Marginalized Community, as a Result of COVID-19 (Item 9.2)**

The presentation provided by Leo Johnson, Executive Director of Empowerment Squared, respecting the Emerging Needs Arising in the Newcomer, Racialized and Marginalized Community, as a result of COVID-19, was received and referred to the appropriate staff to communicate with Empowered Squared regarding grant and communication options that may be available through the City of Hamilton, as well as community ambassador programs.

- (iii) Ian Borsuk, Environment Hamilton, to speak to and in support of the staff recommendations for an FCM application in Item 10.5 - Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study (CM21008/HSC21016) (Item 9.3)**

The presentation provided by Ian Borsuk, Environment Hamilton, respecting Item 10.5 - Report CM21008/HSC21016, Hamilton's Home Energy Retrofit Opportunity (HERO) Detailed Design Study, was received.

(g) DISCUSSION ITEMS (Item 10)

- (i) 2021 Grey Cup Update (PED18234(c)) (City Wide) (Item 10.6)**

Consideration of Report PED18234(c), respecting the 2021 Grey Cup Update, was DEFERRED until after Committee reconvened in Open Session.

(h) PRIVATE & CONFIDENTIAL (Item 14)

Committee moved into Closed Session respecting Items 14.1 and 14.2, pursuant to Section 9.1, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021 and Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matters pertain to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; 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.

(i) ADJOURNMENT (Item 14)

There being no further business, the General Issues Committee adjourned at 12:44 p.m.

Respectfully submitted,

J. P. Danko, Deputy Mayor
Chair, General Issues Committee

Stephanie Paparella
Legislative Coordinator,
Office of the City Clerk