



## GENERAL ISSUES COMMITTEE REPORT 22-004

9:30 a.m.

Wednesday, February 2, 2022

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

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

**Absent:** Councillors T. Whitehead, B. Clark – Personal

### THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 22-004, AND RESPECTFULLY RECOMMENDS:

**1. International Village Business Improvement Area (BIA) Revised Board of Management (PED22026) (Ward 2) (Item 7.1)**

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

(a) Kristin Kusturin

**2. Vacant Home Tax in Hamilton (FCS21017(b)) (City Wide) (Item 8.2)**

That the Mayor and the General Manager, Finance and Corporate Services, be authorized and directed to request to the Minister of Finance that the City of Hamilton be a designated municipality under Part IX.1 Optional Tax on Residential Vacant Units, of the *Municipal Act, 2001* starting in the 2022 taxation year.

3. **Business Improvement Area Advisory Committee Report 22-001, January 11, 2022 (Item 10.1)**

(a) **Appointment of Chair and Vice-Chair (Item 1)**

- (i) That Councillor E. Pauls be appointed as Chair of the Business Improvement Area Advisory Committee for 2022; and,
- (ii) That the Vice-Chair position rotate among Committee members for the Business Improvement Area Advisory Committee for 2022.

4. **Advisory Committee for Persons with Disabilities Report 22-001, January 11, 2022 (Item 10.2)**

(a) **Request from Corbin McBride for a Leave of Absence from the Advisory Committee for Persons with Disabilities for a Duration of Three Months (Item 11.1)**

WHEREAS, pursuant to the Advisory Committee Procedural Handbook, members of the Committee who miss more than three meetings during their term without Committee approval, may be subject to replacement on the Committee and may not be eligible for re-appointment.

THEREFORE, BE IT RESOLVED:

That the request from Corbin McBride for a leave of absence from the Advisory Committee for Persons with Disabilities for the duration of three months due to a scheduling conflict with a post-secondary education class, be approved.

(b) **Committee for Persons with Disabilities to Correspond with CityHousing Hamilton to Request CityHousing Hamilton Review their Policies Respecting Accessibility (Item 11.2)**

WHEREAS, CityHousing Hamilton is the Housing Corporation responsible for providing affordable housing in the City;

WHEREAS, in accordance with the *Accessibility for Ontarians with Disabilities Act, 2005*, it is a requirement for public sector organizations to develop, implement and enforce standards for accessibility to goods, services, facilities, employment, accommodation and buildings, for persons with disabilities; and,

WHEREAS, the aim of the *Accessibility for Ontarians with Disabilities Act, 2005*, is to have a fully accessible Ontario by 2025.

THEREFORE, BE IT RESOLVED:

That the Advisory Committee for Persons with Disabilities respectfully requests that Council authorize the Advisory Committee for Persons with Disabilities' Housing Working Group to correspond with CityHousing Hamilton to request CityHousing Hamilton review their policies for compliance with the *Accessibility for Ontarians with Disabilities Act, 2005*.

**(c) Invitation to the City of Hamilton Chief of Police to Discuss Topics of Interest to the Advisory Committee for Persons with Disabilities Related to Police Services (Item 11.3) (REVISED)**

WHEREAS, the Advisory Committee for Persons with Disabilities will benefit from meeting with the City of Hamilton Chief of Police to discuss topics of interest to the Advisory Committee for Persons with Disabilities related to Police Services.

THEREFORE, BE IT RESOLVED:

That the City of Hamilton Chief of Police be invited to attend the March 2022 meeting (or earliest meeting thereafter) to discuss topics of interest to the Advisory Committee for Persons with Disabilities related to Police Services and any items of concern the Chief of Police may want to bring forward.

**(d) Request from Lance Dingman for a Leave of Absence from the Advisory Committee for Persons with Disabilities for a Duration of Three Months (Added Item 11.4)**

WHEREAS, pursuant to the Advisory Committee Procedural Handbook, members of the Committee who miss more than three meetings during their term without Committee approval, may be subject to replacement on the Committee and may not be eligible for re-appointment.

THEREFORE, BE IT RESOLVED:

That the request from Lance Dingman for a leave of absence from the Advisory Committee for Persons with Disabilities for the duration of three months due to a scheduling conflict with training, be approved.

**5. West Harbour Development Sub-Committee, Report 22-001, January 17, 2022 (Item 10.3)**

**(a) Discovery Centre Strategy Framework (PED21090(b)) (Ward 2) (Item 8.1)**

- (i) That staff be authorized and directed to implement the Discovery Centre Strategy Framework, outlined in Appendix “A” Report 22-004; and,
- (ii) That staff be directed to report back to the West Harbour Development Sub-Committee by Q1 2023 with a recommended long-term Strategy for the Discovery Centre property and Hamilton Waterfront Trust managed lands immediately south of the Discovery Centre, up to the South Pier wall.

**(b) Pier 8 Animation Program and Hamilton Waterfront Trust (HWT) (Discovery) Centre - Status Update (PED21090(a)) (Ward 2) (Item 8.2)**

- (i) That staff be authorized and directed to negotiate and finalize a Lease Agreement between the City of Hamilton (Landlord) and The Waterfront Shores Corporation (Tenant) for a portion of the Discovery Centre facility, that is identified as areas of Exclusive-Use of the tenant in Appendix “B” to West Harbour Development Sub-Committee Report 22-001, based substantially on the Major Terms and Conditions outlined in Confidential Appendix “B” to Report PED21090(a) attached, and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department;
- (ii) That staff be directed to negotiate terms and conditions for a proportionate share of The Waterfront Shores Corporation (Tenant) usage for the Non-Exclusive and Common-Use areas, as identified in Appendix “B” to West Harbour Development Sub-Committee Report 22-001, and report back to the Sub-Committee on the results;
- (iii) That all net rent proceeds from the Lease Agreement at the Hamilton Waterfront Trust (HWT) (Discovery) Centre be received and credited to Account No. 46000-Dept. ID No. 791554;
- (iv) That all costs related to the Lease Agreement at the HWT (Discovery) Centre, including the real estate and legal costs of \$45,750, be funded from Account No. 55778-Dept. ID No. 791554

and credited to Account No. 55778-Dept. ID No. 812036 (Real Estate – Admin Recovery);

- (v) That the General Manager, Planning and Economic Development Department or designate, acting on behalf of the City as Landlord, be authorized to administer the Lease and provide any requisite consents, approvals, and notices related to the Lease Agreement at the HWT (Discovery) Centre;
- (vi) That the City Solicitor be authorized to amend and waive terms and conditions on such terms as considered reasonable to complete the leasing transaction, respecting the Lease Agreement at the HWT (Discovery) Centre;
- (vii) That the Mayor and Clerk be authorized and directed to execute the Lease Agreement at the Hamilton Waterfront Trust (Discovery) Centre, or such other form and all other necessary associated documents with all such documents to be in a form satisfactory to the City Solicitor; and
- (viii) That Appendix “B” to Report PED21090(a) and Appendix “C” to Report PED210909(a) remain confidential.

**(c) West Harbour Re-Development Plan - Implementation Status Update (PED17181(c)) (Ward 2) (Item 10.1)**

That Report PED17181(c), respecting West Harbour Re-Development Plan - Implementation Status Update, be received.

**6. All Our Relations Public Art Project – West Harbour James Street Plaza (Item 11.1)**

WHEREAS, the All Our Relations Public Art Project was Awarded in 2019 at a cost of \$420,000, and is in fabrication by an artist selected through the City of Hamilton Call for Artists Policy and contracted to the City or its agents through a fixed price Artist Agreement;

WHEREAS, due to the COVID-19 pandemic and resulting supply chain issues, artists are identifying sudden unanticipated increases in the cost and delivery of materials required to complete their art works in excess of the typical 10% contingences they carried in their budgets;

WHEREAS, these sudden and unanticipated material and delivery cost increases now make the completion of the art works unfeasible within the original budget;

WHEREAS, the Public Art Reserve #10844 had a balance of \$1,150,000 as of March 31, 2021, including an unallocated contingency of approximately \$85,000 and allocations are set to be updated as part of the Public Art Master Plan review in 2023; and,

WHEREAS, the West Harbour Project ID 4411806104 has a balance of \$415,000 as of January 8, 2022, which is identified for future public art;

THEREFORE, BE IT RESOLVED:

That cost increases for material supply and delivery in excess of the original budgeted amount with documented current competitive bids, for the public art project All Our Relations by Angela DeMontigny to be installed at the West Harbour James Street Plaza, in an amount up to \$50,000, to be funded from Project ID #4411806104 West Harbour Public Art, be approved.

**7. Encampments at City Hall First Floor Rear Doors (Item 13.2) (no copy)**

That Facilities staff and the City Manager be commended for their good work and diligence in all that they do.

**8. Acquisition of Part of 339 Mountain Brow Road, Hamilton (PED22017) (Ward 15) (Item 14.2)**

- (a) That an Option to Purchase, scheduled to close on February 28, 2022, for the partial acquisition of land municipally known as 339 Mountain Brow Road, Hamilton, as shown in Appendix "A" attached to Report PED22017, based substantially on the Terms and Conditions attached as Appendix "B" to Report PED22017, and such other terms and conditions deemed appropriate by the General Manager of the Planning and Economic Development Department, be approved;
- (b) That all costs related to the acquisition of part of 339 Mountain Brow Road, Hamilton, be charged to Project ID 4031280288 as outlined in Appendix "B" attached to Report PED22017;
- (c) That the sum of \$22,150 be funded from Project ID Account No. 59806-4031280288 and be credited to Account No. and Dept. ID No. 59806-812036 (Real Estate – Admin Recovery) for recovery of expenses including real estate and legal fees and costs;
- (d) That the City Solicitor be authorized to complete the acquisition of part of 339 Mountain Brow Road, Hamilton, transaction on behalf of the City, including paying any necessary expenses, amending the closing, due

diligence and other dates, and amending and waiving terms and conditions on such terms as considered reasonable;

- (e) That the Mayor and City Clerk be authorized and directed to execute the necessary documents, in a form satisfactory to the City Solicitor; and,
- (f) That the complete Report PED22017, respecting the acquisition of part of 339 Mountain Brow Road, Hamilton, remain confidential until completion of the real estate transaction.

**FOR INFORMATION:**

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

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

**6. DELEGATION REQUESTS**

- 6.1. Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton

**10. DISCUSSION ITEMS**

- 10.3. West Harbour Development Sub-Committee, Report 22-001, January 17, 2022

**12. NOTICES OF MOTION**

- 12.1. Local Tree Planting Initiatives in the City of Hamilton

**13. GENERAL INFORMATION / OTHER BUSINESS**

- 13.1. Amendments to the Outstanding Business List

- 13.1.a. Proposed New Due Dates:

- 13.1.a.a. Airport Employment Growth District (AEGD)  
Wastewater Servicing Update and Capacity  
Allocation Policy  
Current Due Date: February 2, 2022  
Proposed New Due Date: February 16, 2022

**13.2 Encampments at City Hall First Floor Rear Doors (no copy)**

The agenda for the February 2, 2022 General Issues Committee meeting was approved, as amended.

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

- (i) Councillor A. VanderBeek declared an interest to Item 6.1 – Delegation Request, Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton, as she is a rental property landlord.
- (ii) Councillor A. VanderBeek declared an interest to Item 8.2, Report FCS21017(b) - Vacant Home Tax in Hamilton, as she is a rental property landlord.
- (iii) Councillor S. Merulla declared an interest to Item 6.1 – Delegation Request, Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton, as he and his wife are rental property landlords.
- (iv) Councillor S. Merulla declared an interest to Item 8.2 , Report FCS21017(b) - Vacant Home Tax in Hamilton, as he and his wife are rental property landlords.
- (v) Councillor M. Pearson declared an interest to Item 6.1 – Delegation Request, Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2, Report FCS21017(b) - Vacant Home Tax in Hamilton, as she and her husband are rental property landlords.
- (vi) Councillor M. Pearson declared an interest to Item 8.2, Report FCS21017(b) - Vacant Home Tax in Hamilton, as she and her husband are rental property landlords.

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

**(i) January 12, 2022 and January 17, 2022 (Items 4.1 and 4.2)**

The Minutes of the January 12, 2022 and January 17, 2022 General Issues Committee meetings were approved, as presented.

**(d) DELEGATION REQUESTS (Item 6)**

**(i) Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton (Item 6.1)**

The delegation request submitted by Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton, was approved for the February 2, 2022 General Issues Committee.

**(e) STAFF PRESENTATIONS (Item 8)**

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

Jason Thorne, General Manager, Planning and Economic Development and Director of the Emergency Operations Centre; and, Dr. Ninh Tran, Associate Medical Officer of Health, provided the verbal update respecting COVID-19.

The verbal update respecting the COVID-19 was received.

**(ii) Vacant Home Tax in Hamilton (FCS21017(b)) (City Wide) (Item 8.2)**

Kirk Weaver, Manager, Budgets and Fiscal Policy; and, Gloria Rojas, Senior Tax Policy Advisory, provided the presentation respecting Report FCS21017(b) – Vacant Home Tax in Hamilton, and answered questions of Committee.

The presentation, respecting Report FCS21017(b) – Vacant Home Tax in Hamilton, was received.

Consideration of Report FCS21017(b) – Vacant Home Tax in Hamilton was DEFERRED until such time as Committee has heard the delegate respecting this matter.

**1. Deferral of sub-sections (b) through (d) of Report FCS21017(b), respecting the Vacant Home Tax in Hamilton**

Sub-sections (b) through (d) of Report FCS21017(b), respecting the Vacant Home Tax in Hamilton, a follows, were DEFERRED until such time as staff has received a response from the Minister of Finance, respecting the City's request to be designated under Part

IX.1 Optional Tax on Residential Vacant Units, of the *Municipal Act, 2001*:

- (b) That the 2022 implementation costs, estimated at \$2,600,000 for the Vacant Home Tax to be funded through an internal loan plus interest from the Investment Stabilization Reserve (110046) to be repaid from revenues collected from the program over a 5-year term, be approved;
- (c) That the estimated gross annual operating costs of \$2,200,000 for administration of the Vacant Home Tax Program and related 16 Full Time Equivalents (FTE), to be funded from revenues generated by the program, be referred to the 2022 Budget Process for consideration; and,
- (d) That the matter respecting Vacant Home Tax, be removed from the General Issues Committee's Outstanding Business List.

For further disposition of this matter, please see Item 2.

**(f) PUBLIC HEARINGS / DELEGATIONS (Item 9)**

**(i) Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton (Item 9.1)**

Lou Piriano, President, REALTORS Association of Hamilton-Burlington, addressed Committee respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton.

The presentation provided by Lou Piriano, President, REALTORS Association of Hamilton-Burlington, respecting Item 8.2 – Report FCS21017(b), Vacant Home Tax in Hamilton, was received.

For disposition of this matter, please refer to Item 2.

The General Issues Committee recessed for 20 minutes until 1:00 p.m.

**(g) NOTICES OF MOTION (Item 12)**

Councillor J. Farr introduced the following Notice of Motion:

**(i) Local Tree Planting Initiatives in the City of Hamilton (Item 12.1)**

WHEREAS, the City of Hamilton has declared a Climate Emergency;

WHEREAS, the Federal Government has created a program to plant 2 billion trees over 10 years;

WHEREAS, \$3.2 Billion will be invested in tree planting efforts to support Provinces, Territories, Third Party Organizations (for and not-for-profit) and Indigenous organizations;

WHEREAS, the Federal Government has recently issued a Call for Proposals (December 16, 2021) to access federal tree planting resources;

WHEREAS, the program identifies cost-shared tree planting projects as one of two funding streams;

WHEREAS, trees can be planted on public lands;

WHEREAS, the City of Hamilton has funded its own tree planting program for nearly two decades;

WHEREAS, Indigenous people are the original Hamiltonians and the original people of the Ancaster, Stoney Creek, Glanbrook, Flamborough, and Dundas areas;

WHEREAS, the City of Hamilton has approved the development of the Hamilton Urban Indigenous Strategy;

WHEREAS, Hamilton's Urban Indigenous Strategy's Indigenous Relations team will assist to engage, support, and collaborate;

WHEREAS, the City of Hamilton continues to work with the local urban Indigenous and treaty territories; and,

WHEREAS, Hamilton's Urban Indigenous Strategy, through its commitment of implementing the Strategy, focuses on strengthening the City's relationship with the local Indigenous community;

THEREFORE, BE IT RESOLVED:

That staff be directed to consult with representatives of Six Nations of the Grand River, the Mississaugas of the Credit First Nations, the Huron-Wendat Nation, and the Joint Stewardship Board representatives, as well as representatives of Hamilton's urban Indigenous community / organizations for the purpose of establishing partnerships to access federal funding to assist with local tree planting initiatives in the City of Hamilton, and report back to the General Issues Committee.

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

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

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

**(a) Amendment to the Outstanding Business List (Item 13.1)**

**(1) Proposed New Due Dates (Item 13.1.a.)**

- (aa) Airport Employment Growth District (AEGD)  
Wastewater Servicing Update and Capacity Allocation  
Policy  
Current Due Date: February 2, 2022  
Proposed New Due Date: February 16, 2022**

**(ii) Encampments at City Hall First Floor Rear Doors (Item 13.2) (no copy)**

Staff responded to questions of Committee with respect to the encampments at the City Hall first floor rear doors.

For disposition of this matter, please refer to Item 7.

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

**(i) Closed Session Minutes – January 12, 2022**

- (a) The Closed Session Minutes of the January 12, 2022 General Issues Committee meeting were approved; and,**
- (b) The Closed Session Minutes of the January 12, 2022 General Issues Committee meeting, shall remain confidential.**

Committee moved into Closed Session respecting Item 14.2, pursuant to Section 9.1, Sub-section (c) of the City's Procedural By-law 21-021 and Section 239(2), Sub-section (c) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board.

**(j) ADJOURNMENT (Item 14)**

There being no further business, the General Issues Committee adjourned at 1:59 p.m.

Respectfully submitted,

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Arlene VanderBeek, Deputy Mayor  
Chair, General Issues Committee

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Stephanie Paparella  
Legislative Coordinator,  
Office of the City Clerk

## Discovery Centre Strategy Framework

Phase	Phase 1: Strategy Development			Phase 2: Strategy Implementation
Step Summary	Step 1	Step 2	Step 3	Step 4
	Approve Decision Making Framework	Conduct Opportunity Study	Confirm Vision	Implement Vision
Step Description	<ul style="list-style-type: none"> <li>• Launch Review</li> <li>• Scope and Plan Process</li> <li>• Define Research Parameters</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct Research</li> <li>• Identify Opportunities and Constraints</li> <li>• Generate Various Options</li> <li>• Consult Community</li> </ul>	<ul style="list-style-type: none"> <li>• Analyze Options</li> <li>• Select Preferred Option</li> <li>• Make Decision</li> </ul>	<ul style="list-style-type: none"> <li>• Act on Decision</li> <li>• Implement Option</li> </ul>
Timeline	Q4 2021 – Q1 2022	Q2 2022 – Q4 2022	Q4 2022 – Q1 2023	Q2 2023 - TBD
Key Deliverables	Strategy Framework Draft Strategic Principles	Preliminary Options	Preferred Option	TBD
Staff Report	Recommendation Report to: <ul style="list-style-type: none"> <li>• Recommend approval of decision making framework</li> </ul>	Information Report to: <ul style="list-style-type: none"> <li>• Provide strategy development status update</li> </ul> Recommendation Report to: <ul style="list-style-type: none"> <li>• Recommend proposed Strategic Principles</li> <li>• Identify range of potential options</li> <li>• Summarize community and stakeholder feedback and research findings</li> </ul>	Recommendation Report to: <ul style="list-style-type: none"> <li>• Recommend preferred option</li> <li>• Recommend approval of defined set of implementation actions</li> <li>• Provide preferred option analysis</li> <li>• Recommend conclusion of Phase 1 (Strategy Development) and commencement of Phase 2</li> </ul>	TBD
Council Decision	Approve Decision Making Framework	Approve Strategic Principles	Approve Preferred Option and Proceed to Phase 2 (Strategy Implementation)	TBD
Consultation and Engagement	City Staff	Community External Stakeholders City Staff	Community External Stakeholders City Staff	TBD