



GENERAL ISSUES COMMITTEE REPORT 22-011

9:30 a.m.
June 1, 2022
Council Chambers
Hamilton City Hall, 71 Main Street West, Hamilton, ON

Present: Deputy Mayor B. Johnson (Chair)
Councillors M. Wilson, N. Nann, S. Merulla, R. Powers, T. Jackson,
E. Pauls, J. P. Danko, B. Clark, M. Pearson, B. Johnson and L.
Ferguson

Absent: Mayor F. Eisenberger - Personal
Councillors J. Farr, A. VanderBeek, T. Whitehead and J. Partridge –
Personal

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 22-011, AND RESPECTFULLY RECOMMENDS:

1. Status of the Downtown & Barton/Kenilworth Housing Opportunities Program and Other Commercial Districts and Small Business Section Initiatives (PED22116) (City Wide) (Item 7.1)

That Report PED22116, respecting the Status of the Downtown & Barton/Kenilworth Housing Opportunities Program and Other Commercial Districts and Small Business Section Initiatives, be received.

2. Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Item 8.1)

- (a) That the draft “ReCharge Hamilton – Our Community Energy + Emissions Plan” (CEEP) attached as Appendix “A” to Report PED22058/HSC22030 be received;
- (b) That “Hamilton’s Climate Vulnerability and Risk Assessment Report” as completion of Milestone 2 of ICLEI Canada’s Building Adaptive and Resilient Communities Framework attached as Appendix “B” to PED22058/HSC22030 be received;

- (c) That staff be directed to undertake final public and stakeholder consultation on the draft “ReCharge Hamilton – Our Community Energy + Emissions Plan” (CEEP) and the “Hamilton’s Climate Change Impact Adaptation Plan” (CCIAP) and report back to the General Issues Committee with the results of the public consultation and the recommended final CEEP and final CCIAP, which together will form Hamilton’s Climate Change Action Strategy for Council’s consideration;
- (d) That staff be directed to report back to the General Issues Committee on the recommended approach for establishing an advisory committee structure for Hamilton’s Climate Change Action Strategy with a deadline of August 8, 2022;
- (e) That staff be directed to report back to General Issues Committee on a recommended scope, governance and organizational structure, and resourcing for the centralized implementation, monitoring and reporting of Hamilton’s Climate Change Action Strategy with a deadline of August 8, 2022.

3. Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton (Item 8.2)

- (b) That the 2022 implementation costs estimated at \$2,600,000 for the Vacant Home Tax 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;
- (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.
- (d) That the matter respecting Vacant Home Tax, be removed from the Outstanding Business List.

4. Light Rail Transit Sub-Committee Report 22-001, May 16, 2022 (Item 10.2)

(a) Appointment of Committee Vice-Chair for 2022 (Item 1)

That Councillor M. Wilson be appointed as Vice-Chair of the Light Rail Transit Sub-Committee for 2022.

(b) Hamilton Light Rail Transit (LRT) Project Update (PED22117) (City Wide) (Item 8.1)

That Report PED22117, respecting Hamilton Light Rail Transit (LRT) Project Update, be received.

5. Proposal to the Red Hill Valley Joint Stewardship Board for the Expansion of the Red Hill Valley Parkway – REVISED (Item 11.1)

WHEREAS, on April 13, 2022 Council authorized staff to deliver a Proposal (“the Proposal”) to the Red Hill Valley Joint Stewardship Board (“the JSB”) to consider the proposed expansion of the Red Hill Valley Parkway;

WHEREAS, some preliminary work is being performed in order to assemble the information to be delivered to the JSB in the Proposal; and,

WHEREAS, the City wishes to ensure that it remains fully compliant with the requirements of the Haudenosaunee-Hamilton Red Hill sub-agreement on Joint Stewardship (“the Joint Stewardship Agreement”), including Paragraphs 7.2, 7.3, 7.4, 7.5, 7.12 and 9.9 thereof, respecting the delivery of the Proposal to the JSB;

THEREFORE, BE IT RESOLVED:

That staff be directed to suspend all further engineering and other work in connection with the proposed expansion of the Red Hill Valley Parkway, except for the following:

- (a) In-progress technical work necessary to assemble, draft, deliver and present the Proposal as soon as practicable; and,
- (b) Ongoing assistance and support to the city representatives of the Red Hill Valley Joint Stewardship Board in its consideration of the Proposal, or other work required to generally fulfill the related obligations of the City pursuant to the Joint Stewardship Agreement.

6. Acquisition of Land in the City of Hamilton (PED22103) (Ward 10) (Item 14.2)

- (a) That the direction provided to staff in Closed Session, respecting Report PED22103 - Acquisition of Land in the City of Hamilton, be approved;
- (b) That all costs related to the Acquisition of Land in the City of Hamilton, located in Ward 10, as shown in Appendix “A” to Report PED22103, be charged to Capital Account No. 4401356107 – Cherry Beach Lakefront Park;
- (c) That \$900 K of funding be transferred to Capital Account No. 4401356107 – Cherry Beach Lakefront Park from the Parkland Dedication Reserve No. 104090;

- (d) That the sum of \$54,188 be funded from Capital Account No. 4401356107 – Cherry Beach Lakefront Park and be credited to Dept. ID Account No. 812036 (Real Estate – Admin Recovery) for recovery of expense including real estate and legal fees and costs;
- (e) That the City Solicitor be authorized and directed to complete the Acquisition of Land in the City of Hamilton, located in Ward 10, as shown in Appendix “A” to Report PED22103, 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 deemed reasonable;
- (f) That the Mayor and City Clerk be authorized and directed to execute all necessary documents for the Acquisition of Land in the City of Hamilton, located in Ward 10, as shown in Appendix “A” to Report PED22103, in a form satisfactory to the City Solicitor; and,
- (g) That the complete Report PED22103, respecting the Acquisition of Land in the City of Hamilton, located in Ward 10, as shown in Appendix “A” to Report PED22103, remain confidential until completion of the real estate transaction.

7. Disposition of Property in Ward 1 (PED22110) (Ward 1) (Item 14.3)

- (a) That the City’s property, identified in Appendix “A” to Report PED22110, be declared surplus for sale in accordance with the City’s Real Estate Portfolio Management Strategy Plan and the Sale of Land Policy By-law 14-204;
- (b) That an Offer to Purchase for the sale of the City’s property identified in Appendix “A” to Report PED22110, based substantially on the Major Terms and Conditions outlined in Appendix “B” to Report PED22110, and such other terms and conditions deemed appropriate by the General Manager of Planning and Economic Development Department, be approved and completed;
- (c) That the proceeds of the Disposition of Property in Ward 1, identified in Appendix “A” to Report PED22110, be credited to Project ID Account No. 47702-3561850200;
- (d) That real estate and legal fees of \$30,750 be funded from Project ID Account No. 59806-3561850200 and credited to Dept. ID Account No. 59806-812036 (Real Estate – Admin Recovery);
- (e) That the net proceeds of the Disposition of Property in Ward 1, identified in Appendix “A” to Report PED22110, be credited to Parkland Dedication Reserve No. 104090;

- (f) That the City Solicitor be authorized to complete the transaction for the Disposition of Property in Ward 1, identified in Appendix "A" to Report PED22110, 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 deemed appropriate;
- (g) That the Mayor and City Clerk be authorized and directed to execute any and all necessary documents related to the Disposition of Property in Ward 1, identified in Appendix "A" to Report PED22110, in a form satisfactory to the City Solicitor;
- (h) That Report PED22110, respecting the Disposition of Property in Ward 1, remain confidential until final completion of the property transaction.

8. Immediate Real Estate Strategy - Hamilton Paramedic Services and Central Stores (PED22035/HSC22011) (City Wide) (Item 14.4)

- (a) That the direction provided to staff in Closed Session be approved;
- (b) That Corporate Real Estate Office (CREO) staff be authorized and directed to solicit and negotiate on- and/or off-market property acquisition opportunities that meet Hamilton Paramedic Service (HPS) requirements for the Immediate Real Estate Strategy – Hamilton Paramedic Service, including submitting Offers to Purchase or Lease, on such terms and conditions as deemed appropriate by the Chief Corporate Real Estate Officer, in consultation with the Chief, Hamilton Paramedic Service;
- (c) That the General Manager of Planning and Economic Development and the Treasurer shall be authorized to execute on behalf of the City of Hamilton, Offers to Purchase or Lease for the Immediate Real Estate Strategy – Hamilton Paramedic Service, together with such other documents as may be required to effect the acquisition of the property required, in a form acceptable to the City Solicitor;
- (d) That the City Solicitor be authorized to amend and waive terms and conditions on such terms as considered reasonable to complete the Purchase or Lease for the Immediate Real Estate Strategy – Hamilton Paramedic Service;
- (e) That staff be directed to report back to General Issues Committee within 60 days of the completion of the property acquisition or lease for the Immediate Real Estate Strategy – Hamilton Paramedic Service, with an overview of the property acquired and the actual financial expenditures incurred, including an updated financing plan based on the budgeted allocation;

- 9. Acquisition of Land in the City of Hamilton (PED22092/PW22043) (Ward 15)
(Item 14.5)**
- (a) That the direction provided to staff in Closed Session, respecting Report PED22092/PW22043, be approved;
 - (b) That the Property Purchases Reserve (No.100035) be repaid through proceeds from sale of the disposition of the surplus lands, either by internal or external sources depending on final use, plus accumulated interest at an annual interest rate of 3.48%;
 - (c) That the sum of \$370,900 be funded from Project ID Account No.47702-3561850200 and be credited to Dept. ID Account No. 812036 (Real Estate – Admin Recovery) for recovery of expense including real estate and legal fees and costs;
 - (d) That the City Solicitor be authorized and directed to complete the Acquisition of Land in the City of Hamilton, 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 deemed reasonable;
 - (e) That the Mayor and City Clerk be authorized and directed to execute all necessary documents for the Acquisition of Land in the City of Hamilton, in a form satisfactory to the City Solicitor;
 - (f) That the complete Report PED22092/PW22043, respecting the acquisition of land in the City of Hamilton, located in Ward 15, remain confidential until completion of the real estate transaction;
 - (g) That the financing plan for the Hamilton Fire Department portion of the joint Waterdown Fire and Police station be amended from \$7,875,000 to a total cost of \$14,915,800, an increase of \$7,040,800, to be funded in its entirety by Hamilton Fire Department development charges supported debt;
 - (h) That the budget for the Hamilton Police Service portion of the joint Waterdown Fire and Police station, as approved through Hamilton Police Service Report 20-052a, be funded by Hamilton Police Service development charges supported debt;
 - (i) That the General Manager, Finance and Corporate Services, be authorized to negotiate and confirm the terms, placement and issuance of all debenture issue(s), and/or private placement debenture issue(s), in either a public or private market and/or bank loan agreements and debenture issue(s) and/or variable interest rate bank loan agreements and debenture issue(s), in an amount not to exceed \$28,049,800 Canadian

currency in Tax Supported Development Charges municipal debt for the joint Waterdown Fire and Police station;

- (j) That the General Manager, Finance and Corporate Services, be authorized to engage the services of all required professionals to secure the terms and issuance of the debenture issue(s) described in Recommendation (b) including, but not limited to, external legal counsel, fiscal agents and Infrastructure Ontario's Loan Program and the cost of such services be funded from one of the following sources as deemed appropriate by the General Manager of the Finance and Corporate Services: Development Charge Reserves, Non-Obligatory Reserves, and other approved funding sources;
- (k) That the General Manager, Finance and Corporate Services, is authorized and directed to enter into and administer, on behalf of the City of Hamilton, all agreements and necessary ancillary documents to implement Recommendation (i) and in order to secure the terms and issuance of the debenture issue(s) described in Recommendation (i), on terms and conditions satisfactory to the General Manager, Finance and Corporate Services and in a form satisfactory to the City Solicitor.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

5. COMMUNICATIONS

- 5.1 David Inkley, Vice-President, Engineering and Development, Hamilton Community Enterprises respecting a Community Energy and Emissions Plan

Recommendation: Be received and referred to the consideration of Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030)

6. DELEGATION REQUESTS

- 6.1 Lynda Lukasik, Environment Hamilton, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (for today's meeting)
- 6.2 Ian Borsuk, Environment Hamilton, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (for today's meeting)

- 6.3 Jeffrey Cowan, Hamilton Community Enterprises, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (for today's meeting)
- 6.4 Don McLean, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (for today's meeting)
- 6.5 Kate Flynn, Centre for Climate Change Management, Mohawk College, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (for today's meeting)
- 6.6 Bozica Sajatovic, respecting the Vaccine Mandate for Staff of the City of Hamilton (for a future meeting)

11. MOTIONS

- 11.1 Proposal to the Red Hill Valley Joint Stewardship Board for the Expansion of the Red Hill Valley Parkway REVISED

The agenda for the June 1, 2022 General Issues Committee meeting, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

- (i) Councillor M. Pearson declared a disqualifying Interest to Item 8.2 respecting the Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton, as she and her husband are residential rental property landlords.
- (iii) Councillor S. Merulla declared a disqualifying Interest to Item 8.2 respecting the Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton, as he and his wife are residential rental property landlords.

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

(i) May 18, 2022 (Item 4.1)

The Minutes of the May 18, 2022 General Issues Committee meeting, were approved, as presented.

(d) COMMUNICATION ITEMS (Item 5)

(i) David Inkley, Vice-President, Engineering and Development, Hamilton Community Enterprises respecting a Community Energy and Emissions Plan (Item 5.1)

The correspondence from David Inkley, Vice-President, Engineering and Development, Hamilton Community Enterprises respecting a Community Energy and Emissions Plan, was received and referred to the consideration of Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030).

For disposition of this matter, please refer to Items 2, (f)(i) and (f)(ii)

(e) DELEGATION REQUESTS (Item 6)

(a) The following Delegation Requests, were approved for today's meeting:

- (i) Lynda Lukasik, Environment Hamilton, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Added Item 6.1)
- (ii) Ian Borsuk, Environment Hamilton, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Added Item 6.2)
- (iii) Jeffrey Cowan, Hamilton Community Enterprises, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Added Item 6.3)
- (iv) Don McLean, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Added Item 6.4)
- (v) Kate Flynn, Centre for Climate Change Management, Mohawk College, respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Added Item 6.5)

(b) The following Delegation Request, was approved for a future meeting:

- (i) Bozica Sajatovic, respecting the Vaccine Mandate for Staff of the City of Hamilton (Added Item 6.6)

(f) **STAFF PRESENTATIONS (Item 8)**

(i) **Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide) (Item 8.1)**

Trevor Imhoff, Senior Project Manager, Air Quality and Climate Change, Spencer Skidmore, Planner and Kyra Bell-Pasht, Sustainable Solutions Group, addressed Committee with an overview of Report PED22058/HSC22030, respecting Hamilton's Climate Change Action Strategy, with the aid of a PowerPoint presentation.

The Presentation respecting Hamilton's Climate Change Action Strategy (PED22058/HSC22030), was received.

(ii) Sub-sections (d) and (e) of Report PED22058/HSC22030, respecting Hamilton's Climate Change Action Strategy, were **amended** as follows:

(d) That staff be directed to report back to the General Issues Committee on the recommended approach for establishing an advisory committee structure for Hamilton's Climate Change Action Strategy **with a deadline of August 8, 2022**;

(e) That staff be directed to report back to General Issues Committee on a recommended scope, governance and organizational structure, and resourcing for the centralized implementation, monitoring and reporting of Hamilton's Climate Change Action Strategy, **with a deadline of August 8, 2022**.

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

(iii) **Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton (Item 8.2)**

Gloria Rojas, Senior Tax Adviser, addressed Committee with a PowerPoint presentation respecting Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton.

The Presentation respecting Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton, was received.

Sub-section (c) of Sub-sections (b) through (d) of Report FCS21017(b) - Vacant Home Tax in Hamilton, was **amended** as follows:

(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 further disposition of this matter, refer to Item 3.

(iv) Annual Update on Economic Development Action Plan (PED22104) (City Wide) (Item 8.3) and Revitalizing Hamilton Tax Increment Grant - 16 West Avenue South (PED22115) (Ward 3) (Item 10.1)

- (a) The Presentation and the consideration of Report PED22104 respecting the Annual Update on Economic Development Action Plan, were DEFERRED to the July 4, 2022 meeting; and
- (b) The consideration of Report PED22115, respecting a Revitalizing Hamilton Tax Increment Grant - 16 West Avenue South, was DEFERRED to the June 15, 2022 meeting.

(g) DELEGATIONS (Item 9)

- (i)** The Delegation from Vic Djurdjevic, Nikola Tesla Educational Corporation (NTEC), to present a Cheque to the City for the Public Art Project and Update the City on NTEC Initiatives, was moved up on the agenda to immediately follow the consideration of Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide).

(ii) Vic Djurdjevic, Nikola Tesla Educational Corporation (NTEC), to present a Cheque to the City for the Public Art Project and Update the City on NTEC Initiatives (Item 9.1)

Vic Djurdjevic, Nikola Tesla Educational Corporation, presented a cheque to the City for the Public Art Project, and provided a PowerPoint presentation respecting NTEC Initiatives.

The cheque to the City for the Public Art Project, and the presentation respecting NTEC Initiatives, were received.

(iii) Delegations respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide)

The following delegations addressed Committee respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide):

- (a) Lynda Lukasik, Environment Hamilton (Added Item 9.2)
- (b) Ian Borsuk, Environment Hamilton (Added Item 9.3)
- (c) Jeffrey Cowan, Hamilton Community Enterprises (Added Item 9.4)
- (d) Don McLean (Added Item 9.5)

- (e) Kate Flynn, Centre for Climate Change Management, Mohawk College (Added Item 9.6)

The following Delegations respecting Item 8.1, Hamilton's Climate Change Action Strategy (PED22058/HSC22030) (City Wide), were received:

- (a) Lynda Lukasik, Environment Hamilton (Added Item 9.2)
- (b) Ian Borsuk, Environment Hamilton (Added Item 9.3)
- (c) Jeffrey Cowan, Hamilton Community Enterprises (Added Item 9.4)
- (d) Don McLean (Added Item 9.5)
- (e) Kate Flynn, Centre for Climate Change Management, Mohawk College (Added Item 9.6)

For further disposition of this matter, refer to Items 2, (f)(i) and (f)(ii)

The General Issues Committee recessed for one half hour until 1:30 p.m.

(h) PRIVATE & CONFIDENTIAL (Item 14)

(i) Closed Session Minutes – May 18, 2022 (Item 14.1)

The Closed Session Minutes of the May 18, 2022 General Issues Committee meeting, were approved; and,

The Closed Session Minutes of the May 18, 2022 General Issues Committee meeting, shall remain confidential.

That Committee moved into Closed Session to discuss Items 14.2 to 14.5, pursuant to Section 9.1, Sub-sections (c) and (k) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (c) 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 by the municipality or local board; 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 15)

There being no further business, the General Issues Committee adjourned at 3:56 p.m.

Respectfully submitted,

Brenda Johnson, Deputy Mayor
Chair, General Issues Committee

Loren Kolar
Legislative Coordinator,
Office of the City Clerk