



EMERGENCY & COMMUNITY SERVICES COMMITTEE MINUTES 22-012

1:30 p.m.

Thursday, August 11, 2022
Council Chambers
Hamilton City Hall
71 Main Street West

Present: Councillors B. Clark (Chair), N. Nann T. Jackson and E. Pauls,

Regrets: Councillors S. Merulla and T. Whitehead – Personal

Also Present: Councillors J. Farr and J.P. Danko

THE FOLLOWING ITEMS WERE REFERRED TO COUNCIL FOR CONSIDERATION:

**1. Building Safer Communities Funding Agreement (HSC22041) (City Wide)
(Item 7.1)**

(Jackson/Clark)

- (a) That the General Manager, Healthy and Safe Communities Department, or their designate be authorized to negotiate, enter into and execute the Contribution Agreement, and all ancillary documents, with Her Majesty the Queen in right of Canada as represented by the Minister of Public Safety and Emergency Preparedness for funding through the Building Safer Communities Fund in a form satisfactory to the City Solicitor;
- (b) That the Building Safer Communities Funding in the amount of \$398,280 for the 2022/2023 fiscal year be received and included within the current 2022 and 2023 annual operating budget;
- (c) That the Building Safer Communities Funding in the approximate amount of \$3,584,522 for the period of April 2023 to March 2026 be received and included in the annual operating budgets for the appropriate year; and,
- (d) That the General Manager, Healthy and Safe Communities Department or their designate be authorized, for the duration of the Building Safer Communities Funding to select, enter into and execute agreements with external organizations or persons for redistribution of funds.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

2. Automatic Aid Agreement with City of Burlington (HSC22044) (City Wide) (Item 7.2)

(Jackson/Nann)

That the Fire Chief, or their designate, be authorized to negotiate and execute the agreement(s) and any ancillary documents required to give effect to an automatic aid agreement with the City of Burlington, all in a form satisfactory to the City Solicitor, based on the general scope and terms outlined in this report.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

3. Transfer of Funds for Urgent Repairs (HSC22045) (City Wide) (Item 7.3)

(Pauls/Nann)

- (a) That a 2022 Capital Budget project be created named "Station 30 Roof Repairs"; and
- (b) That \$500,000 be transferred from Reserve #100033-Equipment Replacement – Paramedic to fund the 2022 Capital Budget project "Station 30 Roof Repairs" for urgent repairs at Station 30 located at 489 Victoria Avenue North Hamilton.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

4. Recreation Master Plan – Final Report and Recommendations (HSC22014(b)) (City Wide) (Item 8.1)

(Pauls/Jackson)

- (a) That the Recreation Master Plan study, prepared by Monteith Brown Planning Consultants (attached as Appendix “A” to Report (HSC22014(b)) be approved;
- (b) That staff be directed to develop and report back on an implementation strategy to include funding considerations for any recommendations presented in the Recreation Master Plan (summarized as Appendix B to Report (HSC22014(b)) that relate to short term (0-10 years) facility investment needs; and,
- (c) That recommendations in the Study that require capital funding be brought forward for consideration as a separate report or be included in the annual Capital Budget process for consideration as applicable.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

5. Housing Sustainability and Investment Plan (HSC22042) (City Wide) (Item 10.1)

(Nann/Jackson)

- (a) That staff be directed to initiate a corporation-wide, community stakeholder approach to develop a Housing Sustainability and Investment Plan responding to the current housing crisis that leverages the work of the ten-year Housing and Homelessness Action Plan and initiatives under way in Healthy and Safe Communities, Planning and Economic Development and Corporate Services departments;
- (b) That the General Manager, Healthy and Safe Communities Department be authorized to hire a consultant to lead the development of the Housing Stability and Investment Plan, including engagement from the corporation, community stakeholders and the general public, for amount up to \$150,000;
- (c) That staff be directed to pursue funding for the recovery of some or all of the \$150,000 expenditure from external sources and that any unfunded

balance remaining be funded from the Human Service Integration Project ID 6502141100;

- (d) That given the urgency of issues, and in recognition of the critical need for multiple and diverse sectors to work together to achieve best possible outcomes along the housing continuum, staff be directed in the interim to report quarterly on prioritized actions underway and overall plan progress, and by end of Q2, 2023, bring forward a draft of the Housing Sustainability and Investment Plan, inclusive of best practice recommendations for City-led actions and recommended best practice contributions of community partners by sector; and,
- (e) That Council, through the Mayor's office, continue to advocate with Federal and Provincial governments to secure financial support for new housing development as well as building financial partnerships between both levels of government to help address the housing crisis affecting the City of Hamilton.

Result: Motion, CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

6. Housing with Supports for Women, Transgender and Non-binary Community Members (Arkledun) (HSC22047) (City Wide) (Item 10.2)

(Jackson/Nann)

- (a) That the City enter into an agreement for a conditional grant in the maximum amount of \$3.1 M, with the Good Shepherd Centre Hamilton to address gap funding for capital costs required to renovate their Rapid Housing Initiative project at 35 Arkledun Ave. with content and in a form satisfactory to the City Solicitor and the General Manager of Healthy and Safe Communities be authorized and directed to execute and administer the agreement and any ancillary agreements;
- (b) That the conditional grant be funded via an internal loan from the Investment Stabilization Reserve (#112300) to be repaid from the annual Housing Services tax supported operating budget over a term of fifteen years at an annual interest rate of 4.25%, resulting in a net tax levy impact of \$283,700 annually beginning in 2023;
- (c) That the General Manager of Healthy and Safe Communities be authorized and directed to execute and administer an interim agreement and any ancillary agreements with the Good Shepherd Centre Hamilton

with content and in a form satisfactory to the City Solicitor and the General Manager of Healthy and Safe Communities for conditional one-time funding to provide low barrier housing supports at 35 Arkledun Ave. for approximately 73 women, transgender and non-binary community members experiencing homelessness, in the maximum amount of \$3.6 M;

- (d) That staff be authorized to provide up to a maximum \$3.6 M of Program support costs to Good Shepherd's Arkledun Ave. project for the 12-month period of November 2022 to October 2023 to be funded from any eligible funding programs made available from senior levels of government or the City's COVID-19 Emergency Reserve (#110053);
- (e) That the financing strategy of any ancillary program support costs for the Arkledun Ave. project beyond first year of operations subject to the operating agreement established through recommendation (c) be referred to the 2023 tax supported operating budget process for Council's consideration; and,
- (f) The Mayor, on behalf of City Council, correspond with the Provincial Minister of Municipal Affairs and Housing, Minister of Community and Social Services and Minister of Health to advocate for additional investments in Permanent Supportive Housing to facilitate long term housing solutions for the most vulnerable community members experiencing homelessness.

Result: Motion, CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

7. Adaptation and Transformation of Services for People Experiencing Homelessness Update 6 (HSC20020(f)) (City Wide) (Item 10.3)

(Jackson/Pauls)

- (a) That staff be authorized to implement an interim plan for homelessness system service levels at an approximate cost of \$5.472M for additional pressures in 2022 and to the end of March 2023, as follows:

- (i) In 2022:

- 1. A one-time grant to a maximum amount of \$3.04 M to Mission Services for capital improvements to a new men's emergency shelter location, replacing the current location at 325 James St. North to retain permanent emergency shelter

for approximately 58 men and add 50 new transitional beds of which up to 24 can be used for shelter surge capacity in the men's shelter system;

2. Ancillary costs, including security and damages, associated with the rental of hotel rooms for expanded temporary emergency shelter for single men and women, in the approximate amount of \$500 K;
- (ii) From January to March 2023, addressing the needs of community members accessing the emergency shelter system through:
1. Interim capacity of up to 100 additional beds in the women's emergency shelter system as needed, by extending temporary emergency shelter operations at 378 Main Street East (the former Cathedral Boys School) at an approximate cost of \$334 K monthly for an approximate total of \$1 M;
 2. Maintaining increased interim emergency shelter capacity of up to 24 beds in the men's system, by increasing the overflow capacity of the new Mission Services men's shelter by up to 24 additional beds in the approximate monthly amount of \$58.3 K for an approximate total of \$175 K;
 3. Extending four temporary emergency shelter beds at Salvation Army men's shelter at an approximate cost of \$22 K; and;
 4. Continuation of enhanced drop-in services including but not limited to The Living Rock Ministries, Mission Services of Hamilton Inc., Wesley Urban Ministries Inc. and The Hamilton Young Women's Christian Association (YWCA) in the approximate monthly amount of \$245 K for an approximate total of \$735 K;
- (b) That staff be directed to pursue full recovery from senior levels of government for the costs identified in recommendation (a) as they are associated to COVID and that recommendations will be coming back through the Year End report outlining what has been funded and what requires additional funding;
- (c) That staff be directed to bring a business case forward to Council through the 2023 budget process detailing a phased transition plan over the remaining nine months of 2023 for the emergency shelter system; and,
- (d) That the Mayor, on behalf of City Council, correspond with the Federal Minister of Housing and Diversity and Inclusion and the Provincial Minister of Municipal Affairs and Housing to advocate for additional transitional COVID-19 funding resources to support ongoing housing and

homelessness systems responses, address budgetary shortfalls, and mitigate impacts on the City.

Result: Motion, CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

8. Approaches to Addressing the Challenges of Financing for Non-profit Housing Developments in Hamilton (HSC22050/FCS22073) (City Wide) (Item 10.4)

(Nann/Jackson)

- (a) That respecting the request for waiver of Development Charges for 60 Caledon:
- (i) That, in order to provide an equity contribution toward the development of the affordable housing project at 60 Caledon Avenue, the City enter into a forgivable loan agreement with Caledon Community Collaborative LP (CCC) in an amount equal to the municipal development charges for residential dwelling units, to be assessed at the time of building permit issuance, on such terms and conditions set out in the Terms Sheet attached as Appendix "A" to Report HSC22050/FCS22073 in a form satisfactory to the City Solicitor;
 - (ii) That and the General Manager of Healthy and Safe Communities or their designate, be authorized and directed to execute and administer the agreement and any ancillary agreements in a form satisfactory to the City Solicitor;
 - (iii) That the forgivable loan be funded via an internal loan from the Investment Stabilization Reserve (#112300) to be repaid from the annual Housing Services tax supported operating budget over a term of 20 years at an annual interest rate of 4.25%, resulting in a net tax levy impact of approximately \$570,400 beginning in 2024;
 - (iv) That a Municipal Housing Project Facilities By-Law, attached as Appendix "B" to Report HSC22050/FCS22073, be approved;
 - (v) That the Loan Agreement provided in Recommendation (a) to Report HSC22050/FCS22073 be approved as a municipal housing

project facility agreement in accordance with the City of Hamilton Municipal Housing Facilities By-law #16-233; and,

- (vi) That the Clerk be authorized to give written notice of the Municipal Housing Project Facilities By-law to the Minister of Finance;
- (b) That respecting viable options for other affordable housing projects, staff report back as part of the 2023 Tax Operating Budget with program guidelines and a financing strategy for a program to provide financial assistance to affordable housing developments by non-profit developers to replace the existing approach of exempting development charges through the Development Charges By-law 19-142; and,
- (c) That Council, given the significant financial pressures facing the City of Hamilton related to supporting new affordable housing developments, continue to advocate with the Federal and Provincial governments to secure new funding to support affordable housing and express the financial burden affecting the City of Hamilton taxpayers.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

9. Service Manager Consents for Hamilton East Kiwanis Non-Profit Homes Redevelopment of 1540 Upper Wentworth Street (HSC22038) (Ward 7) (Item 10.5)

(Pauls/Nann)

- (a) That Service Manager consent be granted to Hamilton East Kiwanis Non-Profit Homes Inc. to demolish 15 existing Rent-Geared-to-Income (RGI) units (units 17 to 31) at 1540 Upper Wentworth Street for the purpose of redeveloping and intensifying the site subject to the approval of any and all required Planning Act approvals and securing project financing and on the condition that the consent does not fetter Council's discretion regarding its consideration of any Planning Act applications in respect of Hamilton East Kiwanis Non-Profit Homes' redevelopment of 1540 Upper Wentworth Street;
- (b) That Service Manager consent be granted to Hamilton East Kiwanis Non-Profit Homes Inc. for the project at 1540 Upper Wentworth Street to redevelop and intensify a portion of the existing social housing site including 15 existing town house units into a multi-unit midrise building containing a mix of deeply affordable and market units, contingent upon

approval of any and all required Planning Act approvals and securing project financing and on the condition that the consent does not fetter Council's discretion regarding its consideration of any Planning Act applications in respect of Hamilton East Kiwanis Non-Profit Homes' redevelopment of 1540 Upper Wentworth Street;

- (c) That the City enter into an agreement with Hamilton East Kiwanis Non-Profit Homes Inc., based on the Term Sheet attached as Appendix "A", to transfer the 15 Rent-Geared-to-Income subsidies associated with the 15 demolished units at 1540 Upper Wentworth Street at an approximate cost of \$122,760 of which \$32,135 would be transferred from the existing subsidy and \$90,625 to be referred to the 2024 budget process in a form satisfactory to the City Solicitor and the General Manager of Healthy and Safe Communities be authorized and directed to execute and administer the agreement and any ancillary agreements;
- (d) That the City enter into an agreement with Hamilton East Kiwanis Non-Profit Homes, Inc., based on the Term Sheet attached as Appendix "A", to provide 25 additional Rent-Geared-to-Income subsidies at an approximate cost of \$187,344 to be to be referred to the 2024 budget process in a form satisfactory to the City Solicitor and the General Manager of Healthy and Safe Communities be authorized and directed to enter into, execute and administer the agreement and any ancillary agreements or documentation;
- (e) That the value of the rent supplement paid on the units at 1540 Upper Wentworth Street be increased annually by the allowable rent increase guideline set by the Ministry of Municipal Affairs and Housing; and,
- (f) That staff be directed to maintain Hamilton East Kiwanis Non-profit full subsidy for 1540 Upper Wentworth Street until occupancy of the new development is achieved.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

10. Service and Exit Agreements for Community Housing Providers at End of Mortgage (EOM) and Reinvestment of Mortgage Savings (HSC22040) (City Wide) (Added Item 10.6)

(Jackson/Pauls)

- (a) That the City enter into service or exit agreements with social housing providers for projects that reach End of Operating Agreement or End of Mortgage in 2022 or 2023 on such terms as the General Manager of the Healthy and Safe Communities Department (“GM”), or her designate deem appropriate and in form satisfactory to the City Solicitor and that the GM be authorized to execute the agreements and any associated ancillary agreements or documents and administer same in order to provide ongoing affordability for tenants and long-term sustainability for the project, in a form satisfactory to the City Solicitor;
- (b) That the General Manager of Healthy and Safe Communities or designate be directed to reinvest annual savings derived from the maturation of social housing provider mortgages estimated to be \$7.5 M over the next 10 years and beginning in 2023 in the estimated amount of \$346 K;
- (c) That the one-time enhancement to the Housing Services Division 2023 budget of \$1.1 M for the purposes of providing rent supplements, operating subsidy or capital funding to social housing providers that have reached End of Mortgage and End of Operating Agreement be referred to the 2023 budget process;
- (d) That the Social Housing Transition Reserve #112244 be utilized to capture fluctuations over the next 10 years (as per Table 1) where the net levy may experience savings and pressures due to the Federal Gazette funding wind-down in order to make available an annual budget of \$1.856 M;
- (e) That Healthy and Safe Communities Department and Corporate Services Department staff be directed to develop a long-term strategy for funding Social Housing Providers at End of Operating Agreement/End of Mortgage and report back to Council by June 30, 2023; and,
- (f) That the Mayor, on behalf of Council, write to the Minister of Municipal Affairs and Housing and Minister responsible for Canada Mortgage and Housing Corporation to advocate for adequate funding to sustain local social housing stock as mortgages expire.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

11. Financial Support for CityHousing Hamilton to Renovate Kitchen at 155 Park Street South, Hamilton, Ontario (Item 11.1)

(Jackson/Pauls)

WHEREAS, CityHousing Hamilton (CHH) owns the property located at 155 Park Street South, Hamilton, a 395-unit seniors complex built in 1969;

WHEREAS, CHH endeavours to increase food security for tenants who lack transportation, have been isolated due to COVID/ illness, and are incapable of preparing their own meals;

WHEREAS, the existing kitchen at the property requires kitchen countertop, sinks, taps, and replacement of all cabinetry doors and drawer fronts;

WHEREAS, Threshold School of Building is a non-profit organization that supports Youth at Risk to build employability skills through construction, providing all the labour and charging only for materials;

WHEREAS, CHH has partnered with Threshold School of Building in the past to renovate kitchens in two CHH seniors facilities to increase food security within those buildings;

WHEREAS, CHH commits to oversee the installation of the kitchen and all work completed by Threshold School of Building;

WHEREAS, CHH has no budgeted amount to renovate the 155 Park Street South kitchen thereby supporting tenants with food security; and

WHEREAS, the scope of work requires \$3,400.00 (HST extra) to complete the kitchen renovation (material budget: to supply and install new kitchen countertop, sinks and taps [as per existing] - \$2,100; and material budget: to replace all cabinetry doors and drawer fronts [3/4" melamine complete with new locks keyed alike] - \$1,300.00).

THEREFORE, BE IT RESOLVED

- (a) That the proposed cost of \$3,400.00 for the kitchen renovation at 155 Park Street South, Hamilton, be funded from the Ward 2 Capital Discretionary Account – 3302009200; and,
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreements and ancillary documents in relation to funding the kitchen renovation at 155 Park Street South, Hamilton, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nringer Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls

YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

12. Financial Support for CityHousing Hamilton to Install a Roof Railing at 95 Hess Street South, Hamilton, Ontario (Item 11.2)

(Jackson/Pauls)

WHEREAS, CityHousing Hamilton owns the property located at 95 Hess Street South, a 291-unit singles building built in 1968;

WHEREAS, CityHousing Hamilton endeavours to improve the physical environment and the health and safety at 95 Hess Street South, by installing roof railings in place of the temporary railing at the site;

WHEREAS, CityHousing Hamilton commits to oversee the replacement and installation of the roof railing at 95 Hess Street South and all work completed by its contractors;

WHEREAS, CityHousing Hamilton has no budgeted amount to renovate the roof railing at 95 Hess Street South, which will be and health and safety improvement at the site;

WHEREAS, the scope of work requires \$150,000.00 (HST extra) to complete the roof railing replacement and installation at 95 Hess Street South;

THEREFORE, BE IT RESOLVED:

- (a) That the proposed total cost of \$150,000 (HST extra) for the aforementioned roof railing installation at 95 Hess Street South, be funded from the Ward 2 Area Rating Capital Reserve Account Number 108052; and,
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents in relation to funding the roof railing installation at 95 Hess Street South, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

13. Financial Support for Renovations at Various CityHousing Hamilton Facilities (Item 11.3)

(Jackson/Pauls)

WHEREAS, CityHousing Hamilton owns the following properties in Hamilton, Ontario:

- 191 Main Street West, a 223-unit seniors building built in 1973;
- 200 Jackson Street West, a 243-unit seniors building built in 1973;
- 95 Hess Street South, a 291-unit singles building built in 1968;
- 181 Jackson Street West, a 265-unit singles building built in 1968;
- 155 Park Street South, a 395-unit seniors complex built in 1969;
- 206 Jackson Street East, a 30-unit mixed singles/family building built in 1974;
- 226 Rebecca Street, a 199-unit seniors building built in 1971;
- 55 Hess Street South/181 Main Street West, a commercial mall and office space connecting 200 Jackson Street West and 191 Main Street West, a 467-unit seniors complex built in 1973; and,
- 500 MacNab Street North, a 146-unit seniors building built in 1967 and renovated in 2021;

WHEREAS, CityHousing Hamilton recognizes that its tenants, both residential and commercial, deserve secure mail delivery, social and digital equity, cosmetically improved common areas in their place of residence, properly functioning waste management systems, main office accessibility options and properly functioning HVAC systems. Furthermore, CityHousing Hamilton staff deserve to have a comfortable outdoor space to take breaks and recoup energy to be able to provide sensational service to its tenants and community;

WHEREAS, CityHousing Hamilton has no budgeted amount to complete necessary renovations to ensure the aforementioned living and working conditions for its tenants and staff;

WHEREAS, CityHousing Hamilton endeavours to increase mailbox security for tenants of 191 Main Street West, who have often had mail vandalized due to the quality and lack of repair of current mailboxes, the scope of work for which requires \$15,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to replace the garbage chute doors on all floors at 191 Main Street West and 200 Jackson Street West that are in poor condition and currently require frequent adjustment and repair, the scope of work for which requires \$30,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to improve the physical environment at 95 Hess Street South, 181 Jackson Street West and 155 Park Street South, by painting various areas of the buildings which may include the lobbies, stairwells, common areas, hallways, and doors, the scope of work for which requires \$63,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to provide digital/social equity for tenants at 95 Hess Street South, 181 Jackson Street West, and 155 Park Street South, by installing technology required to provide low cost internet for tenants, the scope of work for which requires \$35,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to improve the physical environment at 206 Jackson Street East, by completing painting and replacement of flooring in the hallway common areas of the building, the scope of work for which requires \$18,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to complete a retrofit of the garbage chutes and replacement of the compactor at 226 Rebecca Street, that is critical to proper waste management at the building, the scope of work for which requires \$19,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to repair and make safe for use the exterior stairwell in front of the main office at 181 Main Street West, to improve tenant accessibility to the main office space, the scope of work for which requires \$100,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to improve the work environment for CityHousing Hamilton's Main Office staff by providing exterior seating at the 191 Main Street West 3rd floor terrace, the scope of work for which requires \$7,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to isolate and repair the HVAC Cooling System at the Daisy Mart in the 55 Hess Street South area mall, a store that has provided service to tenants at 200 Jackson Street West and 191 Main Street West for many years, the scope of work for which requires \$40,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to increase the accessibility of 500 MacNab Street North, by installing a wheelchair ramp at the main entrance of the building, the scope of work for which requires \$15,000.00 (HST extra);

WHEREAS, CityHousing Hamilton endeavours to increase the utilization of the outdoor areas at 500 MacNab Street North, by installing picnic tables and benches in the outdoor common areas, the scope of work for which requires \$5,000.00 (HST extra);

WHEREAS, CityHousing Hamilton commits to overseeing the above-mentioned projects and all related work completed by its contractors;

THEREFORE, BE IT RESOLVED

- (a) That the proposed total cost of \$347,000.00 (HST extra) to an upset limit of \$350,000.00 for the following projects be funded from the Ward 2 Area Rating Capital Reserve Account Number 108052:

- (i) \$15,000.00 (HST extra) to complete the mailbox replacement and installation at 191 Main Street West;
 - (ii) \$30,000.00 (HST extra) to replace the garbage chute doors at 191 Main Street West and 200 Jackson Street West;
 - (iii) \$63,000.00 (HST extra) to provide painting at 95 Hess Street South, 181 Jackson Street West, and 155 Park Street South;
 - (iv) \$35,000.00 (HST extra) to install internet technology at 95 Hess Street South, 181 Jackson Street West, and 155 Park Street South;
 - (v) \$18,000.00 (HST extra) to paint and replace the flooring in the common hallway areas of 206 Jackson Street East;
 - (vi) \$19,000.00 (HST extra) for the garbage chute retrofit and replacement of compactor at 226 Rebecca Street;
 - (vii) \$100,000.00 (HST extra) to repair and make safe for use the exterior stairwell in front of the main office at 181 Main Street West;
 - (viii) \$7,000.00 (HST extra) to purchase exterior furniture for the CHH Main office outdoor space at 191 Main Street West;
 - (ix) \$40,000.00 (HST extra) to isolate and repair the HVAC Cooling System at the Daisy Mart in the 55 Hess Street South;
 - (x) \$15,000.00 (HST extra) to install a wheelchair ramp at 500 MacNab Street North;
 - (xi) \$5,000.00 (HST extra) to install picnic tables and benches at 500 MacNab Street North; and,
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents in relation to renovations at various CityHousing Hamilton facilities, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

14. Funding for the Hamilton Community Benefits Network Study of Affordable Housing along the Light Rail Transit Corridor (Item 11.4)

(Nann/Jackson)

WHEREAS, the COVID-19 pandemic has deepened social and economic disparities among equity seeking groups;

WHEREAS, the pandemic has exacerbated the housing crisis among Ward 3 residents;

WHEREAS, in August, 2011 the City of Hamilton, published a report titled "Affordable Housing in Hamilton's B-Line Corridor" with the aim to explore tools that may be most useful for building and preserving affordability in the housing market around a new rapid transit line;

WHEREAS, on April 7th, 2022, the Hamilton City Council directed staff to establish a strategic land acquisition plan along the Hamilton Light Rail Transit (LRT) corridor to allow for affordable housing, social housing and other community amenities;

WHEREAS, according to the City of Hamilton Ward Profiles, in Ward 3 the average household income is \$33,506 lower than Hamilton's average; 53% of the residents are renters, and 55% of those who rent spend more than 30% of their income on shelter costs;

WHEREAS, according to CMHC the current rental rates in Ward 3 have increased by 1.6% since 2011 and housing prices continue to soar;

WHEREAS, current housing market trends have resulted in ever-increasing cost of housing without income rates increasing to keep pace, resulting in a loss of housing options that are affordable to many Hamiltonians;

WHEREAS, the majority of the property acquisition for the Hamilton Light Rail project has and will take place in Ward 3; and,

WHEREAS, the Hamilton Community Benefits Network, the Social Planning and Council of Hamilton, and the author of the aforementioned 2011 study Sam Nabi will conduct a new study with the most current available data to help inform solutions which preserve existing affordable housing, and maximize new affordable housing on or near the LRT Corridor.

THEREFORE, BE IT RESOLVED:

- (a) That \$6000 be allocated from the Ward 3 Cellular Tower & Ward-Specific Non-Property Tax Revenues Account Number 3301609603 to the Social Planning and Research Council of Hamilton as the fiscal sponsor for the implementation of the Hamilton Community Benefits

Network study of affordable housing along the Light Rail Transit (LRT) corridor; and

- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents in relation to funding for the Hamilton Community Benefits Network study of affordable housing along the Light Rail Transit (LRT) corridor, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

15. Procedure to Support Rent Geared to Income Subsidy Transfer for Non-Profit Housing Units (Added Item 11.5)

(Nann/Pauls)

That staff be directed to report back to the Emergency and Community Services Committee with a procedure to support Rent Geared to Income subsidy transfer for non-profit housing units that are being redeveloped.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

16. Financial Support for Waste Management Development and Consulting Fees for Relocation of Garbage Dumpsters on the CityHousing Hamilton Property at 45 Montcalm Drive, Hamilton (Ward 8) (Added Item 11.6)

(Jackson/Nann)

WHEREAS, CityHousing Hamilton owns the property located at 45 Montcalm Drive - a 76-unit multi-residential townhouse complex built in 1970;

WHEREAS, the three garbage dumpsters on the property are currently located at the front of the property near the City roadway;

WHEREAS, the current location of the garbage dumpsters has encouraged frequent illegal dumping, is unsightly when the dumpsters are full or when garbage is dumped beside them, and garners many and frequent complaints from private home owners across from the property;

WHEREAS, the current location of the dumpsters has increased the amount of waste and associated waste management costs for CityHousing Hamilton;

WHEREAS, CityHousing Hamilton continues to work in consultation with the City of Hamilton's Waste Management Division to propose and assess strategies for waste diversion (i.e. recycling) and viable options for the relocation of the garbage dumpsters to the back of the property;

WHEREAS, CityHousing Hamilton continues to employ a Building Attendant, who lives on the property, to help manage and sort garbage, litter and waste issues from Monday-Friday 8:30 a.m. – 4:30 p.m.;

WHEREAS, CityHousing Hamilton engaged the services of Dillon Consulting Limited – a consultant from the Professional and Consulting Services Roster – Solid Waste Management (2019-2022) for the City of Hamilton – that completed an initial consultation process, including analysis of the site and surveying of tenants and homeowners in the area;

WHEREAS, Dillon Consulting has provided to CityHousing Hamilton a report outlining four options for relocation of the garbage dumpsters at and two options for types of dumpsters to be used at 45 Montcalm Drive;

WHEREAS, the recommendations by Dillon Consulting also included a fulsome long-term waste management strategy at 45 Montcalm Drive that includes proper management and disposal of waste, recycling and organics;

WHEREAS, CityHousing Hamilton has selected the most viable option which involves relocation of the dumpsters to the south area of the eastern parking lot, building a T-turn around and concrete pad to accommodate waste management truck access to the location, and the use of "Earth Bins" which are innovative in ground receptacles that will be used to manage waste, recycling and organics at an estimated cost of \$195,000 for the renovations;

WHEREAS, CityHousing Hamilton intends to proceed with a Request for Tender to hire a contractor to complete the construction work;

WHEREAS, Dillon Consulting has also provided a further quote for consultation fees to manage the next phase of the project at an estimated cost of \$19,585 and CityHousing Hamilton intends to proceed with Dillon Consulting's oversight of construction for the duration of the project; and

WHEREAS, the scope of work requires \$214,585 + HST which includes the further consultation and construction of the project as per the attached reports and work plan (Appendix "A");

THEREFORE, BE IT RESOLVED

- (a) That funding in the amount of \$214,585 + HST with an upset limit of \$250,000, including contingencies, to be funded from the Ward 8 Special Capital Re-investment Reserve (#108058) for the proposed CityHousing Hamilton project at 45 Montcalm Drive, be approved, as follows:
 - (i) to relocate the dumpsters to the south area of the eastern parking lot;
 - (ii) to construct a T-turn around and concrete pad to accommodate waste management truck access to the location;
 - (iii) to use "Earth Bins" to manage waste, recycling and organics; and,
 - (iv) to hire Dillon Consulting to provide further consultation and oversight of the proposed project, as per the report and work plan attached as Appendix "A"; and,
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, related to Waste Management Development and Consulting Fees for Relocation of Garbage Dumpsters on the CityHousing Hamilton Property 45 Montcalm Drive, Hamilton, with such terms and conditions in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

**17. Homelessness Policy and Programs Team Staffing (HSC22048) (City Wide)
(Item 14.1)**

(Jackson/Pauls)

- (a) That the direction set out in Report HSC22048, Homelessness Policy and Programs Team Staffing, be approved; and,
- (b) That Report HSC22048, respecting Homelessness Policy and Programs Team Staffing, remain confidential.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

The Committee Clerk advised the following changes to the agenda:

5. COMMUNICATIONS

5.1 Kevin Gonci, Golden Horseshoe Track and Field Council, respecting Item 8.1, Recreation Master Plan

Recommendation: To be received and referred to the consideration of Item 8.1, respecting Recreation Master Plan - Final Report and Recommendations (HSC22014(b)) (City Wide)

5.2 Bill Johnston, respecting Housing Sustainability and Investment Plan

Recommendation: To be received and referred to the consideration of Item 10.1, respecting Housing Sustainability and Investment Plan (HSC22042) (City Wide)

10. DISCUSSION ITEMS

10.6 Service and Exit Agreements for Community Housing Providers at End of Mortgage (EOM) and Reinvestment of Mortgage Savings (HSC22040) (City Wide)

12. NOTICES OF MOTION

12.1 Financial Support for Waste Management Development and Consulting Fees for Relocation of Garbage Dumpsters on the

CityHousing Hamilton Property at 45 Montcalm Drive, Hamilton
(Ward 8)

(Jackson/Pauls)

That the agenda for the August 11, 2022 Emergency and Community Services Committee meeting be approved, as amended.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

(Nann/Jackson)

That the Minutes of the July 7, 2022 meeting of the Emergency and Community Services Committee, be approved, as presented.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

(d) COMMUNICATIONS (Item 5)

(Jackson/Pauls)

That the following Communication Items, be received and referred as presented:

- (i) Kevin Gonci, Golden Horseshoe Track and Field Association, respecting Item 8.1, Recreation Master Plan (Added Item 5.1);

Recommendation: To be received and referred to the consideration of Item 8.1, respecting Recreation Master Plan - Final Report and Recommendations (HSC22014(b)) (City Wide)

- (ii) Bill Johnston, respecting Housing Sustainability and Investment Plan (Added Item 5.2)

Recommendation: To be received and referred to the consideration of Item 10.1, respecting Housing Sustainability and Investment Plan (HSC22042) (City Wide)

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

For further disposition of this matter, refer to Items 4, 5 and (g)(i).

(e) DELEGATION REQUESTS (Item 6)

(Pauls/Nann)

That the Delegation Request from Brian H. Sibley, Hamilton East Kiwanis Non-Profit Homes, Inc., respecting an overview of Kiwanis' goal for their proposed development at 1540 Upper Wentworth St. in Ward 7, be approved, for today's meeting.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

(f) CONSENT ITEMS (Item 7)

(i) Housing and Homelessness Advisory Committee - No Quorum Reports (Item 7.4)

(Nann/Jackson)

That the following Housing and Homelessness Advisory Committee No Quorum Reports, be received:

- (a) February 1, 2022 (Item 7.4(a)); and
- (b) June 7, 2022 (Item 7.4(b)).

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

(g) STAFF PRESENTATIONS (Item 8)

(i) Recreation Master Plan – Final Report and Recommendations (HSC22014(b)) (City Wide) (Item 8.1)

Dawn Walton, Manager, Business Support, Recreation Division, and Steve Langlois, Principal Planner, Monteith Brown Planning Consultants, addressed the Committee respecting Recreation Master Plan – Final Report and Recommendations, with the aid of a presentation.

(Jackson/Pauls)

That the presentation from Dawn Walton, Manager, Business Support, Recreation Division, and Steve Langlois, Principal Planner, Monteith Brown Planning Consultants, respecting Recreation Master Plan – Final Report and Recommendations, be approved.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

For further disposition of this matter, refer to Item 4.

(h) PUBLIC HEARINGS / DELEGATIONS (Item 9)

(i) Brian H. Sibley, Hamilton East Kiwanis Non-Profit Homes, Inc., respecting an overview of Kiwanis' goal for their proposed development at 1540 Upper Wentworth St. in Ward 7 (Added Item 9.1)

Brian H. Sibley, Hamilton East Kiwanis Non-Profit Homes, Inc., addressed Committee respecting an overview of Kiwanis' goal for their proposed development at 1540 Upper Wentworth St. in Ward 7, with the aid of a presentation.

(Pauls/Nann)

That the Delegation from Brian H. Sibley, Hamilton East Kiwanis Non-Profit Homes, Inc., respecting an overview of Kiwanis' goal for their proposed development at 1540 Upper Wentworth St. in Ward 7, be received.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

For further disposition of this matter, refer to Item 9.

(i) NOTICES OF MOTION (Item 13)

(i) Financial Support for Waste Management Development and Consulting Fees for Relocation of Garbage Dumpsters on the CityHousing Hamilton Property at 45 Montcalm Drive, Hamilton (Ward 8) (Added Item 12.1)

(Jackson/Nann)

That the Rules of Order be waived to allow for the introduction of a motion respecting Waste Management Development and Consulting Fees for Relocation of Garbage Dumpsters on the CityHousing Hamilton Property at 45 Montcalm Drive, Hamilton.

Result: Motion CARRIED by a 2/3 majority vote of 4 to 0, as follows:

YES - Ward 3 Councillor Nrinder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Chair - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

For further disposition of this matter, refer to Item 16.

(j) PRIVATE AND CONFIDENTIAL (Item 14)

The Emergency and Community Services Committee determined that it was not necessary to move into Closed Session respecting Item 14.1.

(i) **Homelessness Policy and Programs Team Staffing (HSC22048) (City Wide)**

For disposition of this matter, refer to Item 17.

(k) **ADJOURNMENT (Item 15)**

(Nann/Jackson)

That there being no further business, the Emergency and Community Services Committee be adjourned at 4:55 p.m.

Result: Motion CARRIED by a vote of 4 to 0, as follows:

YES - Chair - Ward 3 Councillor Ninder Nann
ABSENT - Ward 4 Councillor Sam Merulla
YES - Ward 6 Councillor Tom Jackson
YES - Ward 7 Councillor Esther Pauls
YES - Ward 9 Councillor Brad Clark
ABSENT - Ward 14 Councillor Terry Whitehead

Respectfully submitted,

Councillor B. Clark
Chair, Emergency and Community Services
Committee

Tamara Bates
Legislative Coordinator
Office of the City Clerk