



GENERAL ISSUES COMMITTEE REPORT 23-015

9:30 a.m.

May 3, 2023

Council Chambers, City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Mayor A. Horwath
Deputy Mayor E. Pauls (Chair)
Councillors J. Beattie, C. Cassar, B. Clark, J. P. Danko, M. Francis,
T. Jackson, C. Kroetsch, T. McMeekin, N. Nann, M. Spadafora,
M. Tadeson, A. Wilson, M. Wilson

Absent: Councillor T. Hwang – City Business

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 23-015 AND RESPECTFULLY RECOMMENDS:

- 1. Our City Survey 2022 Results (CM23011) (City Wide) (Item 8.1)**
 - (a) That Report CM23011, respecting the Our City Survey 2022 results, be received; and,
 - (b) That staff be directed to report back with recommendations on the next steps for the evolution of the Our City Survey, including best practices, recommendations on methodology, resourcing and data integration opportunities, in June or July 2023, prior to initiation of the 2024 budget process.

- 2. Better Homes Hamilton - Home Energy Retrofit Program (PED23106) (City Wide) (Item 8.2)**
 - (a) That the “Better Homes Hamilton” program, based on the terms outlined in Appendix “A” to General Issues Committee Report 23-015, and subject to minor revisions authorized by the General Manager of Planning and Economic Development, be approved as the ‘Incubation Stage’ of Hamilton’s first home energy retrofit program;
 - (b) That the “Better Homes Hamilton Detailed Study Design” attached as Appendix “B” to Report PED23106 be received;

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- (c) That Planning and Economic Development Staff be directed to launch the 'Incubation Stage' of the Better Homes Hamilton program with a target to retrofit up to 50 homes before the end of 2024;
- (d) That staff be directed to establish a loan receivable on the City's balance sheet, not exceeding \$1,000,000 to record the corresponding liabilities regarding the long-term financing for the 'Incubation Stage' of the Better Homes Hamilton program;
- (e) That the costs for program administration, including loan loss provisions for the 'Incubation Stage' of the Better Homes Hamilton program as described in Report PED23106 and in Appendix "A" to General Issues Committee Report 23-015 be funded through the Climate Change Reserve Account 108062 with an upset limit of \$275,000 over two years;
- (f) That staff be directed to prepare and bring forward for Council approval a municipal by-law authorizing the Better Homes Hamilton program including the details on eligibility and providing authority to launch the energy efficiency works on private residential property as local improvements under the program; and,
- (g) That Staff be directed to report back to the General Issues Committee within 2 years of implementation of the 'Incubation Stage' of the Better Homes Hamilton Program with results and feasibility for scaling the program in terms of number of homes and expansion into the high-rise, commercial and/or industrial sectors.

3. Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)) (City Wide) (Outstanding Business List Item) (Item 8.3)

That Report CM22013(a) / PED22176(a), respecting the Hamilton Region Decarbonization Hub, be received.

4. 2023 Employer Survey (PED23087) (City Wide) (Item 9.1)

That Report PED23087, respecting the 2023 Employer Survey, be received.

5. Labour Relations Activity Report & Analysis (2018-2022) (HUR23006) (City Wide) (Item 9.2)

That Report HUR23006, respecting Labour Relations Activity Report & Analysis, be received.

6. **Efficacy of the Existing Staff COVID-19 Vaccination Policy (BOH23015) (City Wide) (Outstanding Business List Item) (Item 9.3)**
- (i) That Report BOH23015, respecting Efficacy of the Existing Staff COVID-19 Vaccination Policy, be received.
 - (ii) (a) That the City of Hamilton's Mandatory COVID-19 Vaccination Verification Policy requiring proof of full vaccination in the workplace and the following provisions in the current policy be amended by:
 - (i) Pausing all COVID-19 vaccine provisions provided for in the Mandatory COVID-19 Vaccine Verification Policy, including new staff, as a condition of employment with the City of Hamilton;
 - (ii) Pausing all COVID-19 vaccine provisions provided for in the Mandatory COVID-19 Vaccine Verification Policy in all divisions, including Long Term Care, Paramedic Services and the Red Hill Child Care Centre;
 - (iii) Pausing the general requirement to participate in rapid antigen testing program for all asymptomatic staff and new hires; and,
 - (b) That the Executive Director, Human Resources, amend the Policy accordingly, effective May 11, 2023.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

5. COMMUNICATIONS

- 5.2 Correspondence respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)) (City Wide), from the following individuals:
- (a) Larissa Fenn, Vice President, Corporate Affairs, Hamilton Oshawa Port Authority
 - (b) Jeff Cowan, President and CEO; and David Inkley, Vice President, Hamilton Community Enterprises
 - (c) Kate Flynn, General Manager, Centre for Climate Change Management at Mohawk College

- (d) Geoffrey Knapper, General Manager, Hamilton Industrial Environmental Association
- (e) Greg Dunnett, President & CEO, Hamilton Chamber of Commerce

Recommendation: Be received and referred to the consideration of Item 8.3.

- 5.3 Correspondence from Greg Dunnett, President & CEO, Hamilton Chamber of Commerce, respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106) (City Wide)

Recommendation: Be received and referred to the consideration of Item 8.2.

6. DELEGATION REQUESTS

- 6.1 Delegation requests respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106), from the following individuals: (For today's meeting)

- (a) Ian Borsuk, Environment Hamilton (In Person)
- (b) Michelle Diplock, West End Home Builders Association (Virtually)
- (c) Zoe Green, Bay Area Climate Change Council (Virtually)

- 6.2 Delegation requests respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)) (City Wide), from the following individuals: (For today's meeting)

- (a) Ian Borsuk, Environment Hamilton (In Person)
- (b) Jeffrey Cowan, Hamilton Community Enterprises (Pre-Recorded)
- (c) David Carson, Hamilton 350 (Pre-Recorded)

13. GENERAL INFORMATION / OTHER BUSINESS

- 13.1 Amendments to the Outstanding Business List:

- (b) Items Requiring a New Due Date:

Annual Report on the Operations of the Hamilton Urban Precinct Group LP, with regard the lands known as the FirstOntario Centre, the Hamilton Convention Centre and
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the FirstOntario Concert Hall
OBL Item: U
Current Due Date: July 10, 2023
Proposed New Due Date: September 20, 2023

This amendment has been WITHDRAWN.

The agenda for the May 3, 2023 General Issues Committee meeting, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

There were no declarations of interest.

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

The following Minutes of the General Issues Committee were approved, as presented:

- (i) April 19, 2023 (Item 4.1)
- (ii) April 24, 2023 – Special GIC (Item 4.2)

(d) COMMUNICATIONS (Item 5)

The following Communications Items, were approved, as presented:

(i) Resignations from the Arts Advisory Commission (Item 5.1):

- (1) Annette Paiement (Item 5.1(a))
- (2) Janna Malseed (Item 5.1(b))
- (3) Monika Ciolek (Item 5.1(c))

Recommendation: Be received.

(ii) Correspondence respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)) (City Wide), from the following individuals (Added Item 5.2):

- (1) Larissa Fenn, Vice President, Corporate Affairs, Hamilton Oshawa Port Authority (Added Item 5.2(a))
- (2) Jeff Cowan, President and CEO; and David Inkley, Vice President, Hamilton Community Enterprises (Added Item 5.2(b))

- (3) Kate Flynn, General Manager, Centre for Climate Change Management at Mohawk College (Added Item 5.2(c))
- (4) Geoffrey Knapper, General Manager, Hamilton Industrial Environmental Association (Added Item 5.2(d))
- (5) Greg Dunnett, President & CEO, Hamilton Chamber of Commerce (Added Item 5.2(e))

Recommendation: Be received and referred to the consideration of Item 8.3.

- (iii) Correspondence from Greg Dunnett, President & CEO, Hamilton Chamber of Commerce, respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106) (City Wide)

Recommendation: Be received and referred to the consideration of Item 8.3.

(e) DELEGATION REQUESTS (Item 6)

The following Delegation Requests, were approved, as follows:

- (i) Delegation requests respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106), from the following individuals: (For today's meeting):
 - (1) Ian Borsuk, Environment Hamilton (In Person) (Added Item 6.1(a))
 - (2) Michelle Diplock, West End Home Builders Association (Virtually) (Added Item 6.1(b))
 - (3) Zoe Green, Bay Area Climate Change Council (Virtually) (Added Item 6.1(c))
- (ii) Delegation requests respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)) (City Wide), from the following individuals: (For today's meeting):
 - (1) Ian Borsuk, Environment Hamilton (In Person) (Added Item 6.2(a))
 - (2) Jeffrey Cowan, Hamilton Community Enterprises (Pre-Recorded) (Added Item 6.2(b))
 - (3) David Carson, Hamilton 350 (Pre-Recorded) (Added Item 6.2(c))

(f) **DELEGATIONS (Item 7)**

- (i) **David Braden, respecting an approach that the City could adopt to respond to and encourage climate sensitive, demonstration projects (Approved April 5, 2023) (Item 7.1)**

David Braden, addressed the Committee respecting an approach that the City could adopt to respond to and encourage climate sensitive, demonstration projects.

The Delegation from David Braden, respecting an approach that the City could adopt to respond to and encourage climate sensitive, demonstration projects, was received.

- (ii) **Charlie Mattina, Hamilton Community Land Trust, respecting an introduction to the Hamilton Community Land Trust, a grass roots all volunteer Non-for-profit community organization (Approved April 5, 2023) (Item 7.2)**

Charlie Mattina, Hamilton Community Land Trust, addressed the Committee respecting an introduction to the Hamilton Community Land Trust, a grass roots all volunteer Non-for-profit community organization.

The delegate was permitted to address Committee for an additional 5 minutes respecting an introduction to the Hamilton Community Land Trust, a grass roots all volunteer Non-for-profit community organization.

The Delegation from Charlie Mattina, Hamilton Community Land Trust, respecting an introduction to the Hamilton Community Land Trust, a grass roots all volunteer Non-for-profit community organization, was received.

- (iii) **Daniel Freiheit, respecting vaccination requirement and how that's creating resource issues in the system (Approved March 22, 2023) (Item 7.3)**

Daniel Freiheit, addressed the Committee respecting vaccination requirement and how that's creating resource issues in the system.

The Delegation from Daniel Freiheit, respecting vaccination requirement and how that's creating resource issues in the system, was received.

(iv) Delegations respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106): (Added Item 7.4)

The following Delegates addressed the Committee respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106):

- (1) Ian Borsuk, Environment Hamilton (In Person) (Added Item 7.4(a))
- (2) Michelle Diplock, West End Home Builders Association (Virtually) (Added Item 7.4(b))
- (3) Zoe Green, Bay Area Climate Change Council (Virtually) (Added Item 7.4(c))

The following Delegations, respecting Item 8.2, Better Homes Hamilton - Home Energy Retrofit Program (PED23106), were received:

- (1) Ian Borsuk, Environment Hamilton (In Person) (Added Item 7.4(a))
- (2) Michelle Diplock, West End Home Builders Association (Virtually) (Added Item 7.4(b))
- (3) Zoe Green, Bay Area Climate Change Council (Virtually) (Added Item 7.4(c))

(v) Delegations respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)): (Added Item 7.5)

The following Delegates addressed the Committee respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)):

- (1) Ian Borsuk, Environment Hamilton (In Person) (Added Item 7.5(a))
- (2) David Carson, Hamilton 350 (Pre-Recorded) (Added Item 7.5(b))
- (3) Jeffrey Cowan, Hamilton Community Enterprises (Pre-Recorded) (Added Item 7.5(c))

The following Delegations, respecting Item 8.3, Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a)), were received:

- (1) Ian Borsuk, Environment Hamilton (In Person) (Added Item 7.5(a))
- (2) David Carson, Hamilton 350 (Pre-Recorded) (Added Item 7.5(b))
- (3) Jeffrey Cowan, Hamilton Community Enterprises (Pre-Recorded) (Added Item 7.5(c))

The General Issues Committee recessed for 40 minutes until 12:30 pm.

(g) **STAFF PRESENTATIONS (Item 8)**

(i) **Our City Survey 2022 Results (CM23011) (City Wide) (Item 8.1)**

Cyrus Tehrani, Chief Digital Officer & Director of Innovation, introduced Lisa Zinkewich, Manager, Corporate Initiatives; and Aimee Tan, Senior Project Manager, Strategy, Performance and Data Integration, who addressed the Committee with a presentation respecting Report CM23011, Our City Survey 2022 Results.

The staff presentation respecting Report CM23011, Our City Survey 2022 Results, was received.

The Report Recommendations were put on the floor, as follows:

- (a) That Report CM23011, respecting the Our City Survey 2022 results, be received; and,
- (b) That staff be directed to report back with recommendations on the next steps for the evolution of the Our City Survey, including best practices, recommendations on methodology, resourcing and data integration opportunities, prior to initiation of the 2024 budget process.

That sub-section (b) to Report CM23011, respecting Our City Survey 2022, **be amended**, by adding the words "***in June or July 2023***" after the word opportunities, as follows:

- (b) That staff be directed to report back with recommendations on the next steps for the evolution of the Our City Survey, including best practices, recommendations on methodology, resourcing and data integration opportunities, ***in June or July 2023***, prior to initiation of the 2024 budget process.

For disposition of this matter, refer to Item 1.

(ii) **Better Homes Hamilton - Home Energy Retrofit Program (PED23106) (City Wide) (Item 8.2)**

Lynda Lukasik, Director - Office of Climate Change Initiatives introduced Trevor Imhof, Senior Project Manager, and external consultant Nico Strabec, Project Lead, Centre for Climate Change Management at Mohawk College, who provided the presentation respecting Report PED23106, Better Homes Hamilton - Home Energy Retrofit Program.

The presentation respecting Report PED23106, Better Homes Hamilton - Home Energy Retrofit Program, was received.

For disposition of this matter, refer to Item 2.

**(iii) Hamilton Region Decarbonization Hub (CM22013(a) / PED22176(a))
(City Wide) (Outstanding Business List Item) (Item 8.3)**

Cyrus Tehrani, Chief Digital Officer & Director of Innovation; and Lynda Lukasik, Director - Office of Climate Change Initiatives, provided the presentation respecting Report CM22013(a) / PED22176(a), Hamilton Region Decarbonization Hub.

The staff presentation respecting Report CM22013(a) / PED22176(a), Hamilton Region Decarbonization Hub, was received.

For disposition of this matter, refer to Item 3.

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

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

The amendments to the Outstanding Business List, were approved, as follows:

**(a) Items Considered Complete and Needing to be Removed
(Item 13.1(a)):**

Hamilton Region Decarbonization Hub
OBL Item: II
Added: August 8, 2022 at GIC (Item 2(e))
Completed: May 3, 2023 at GIC (Item 8.3)

Amendment to Appendix "A" of Item 4.1 or the August 26, 2021 Council Minutes, respecting Report HUR21008, the Mandatory COVID-19 Vaccination Verification Policy, which was approved by Council on August 26, 2021 - REVISED
OBL Item: 2023-G
Added: February 1, 2023 at GIC (Item 11.1)
Completed: May 3, 2023 at GIC (Item 9.3)

(b) Items Requiring a New Due Date (Item 13.1(b)):

Revenue Enhancement Opportunities at the John C. Munro International Airport
OBL Item: D
Current Due Date: June 14, 2023
Proposed New Due Date: December 6, 2023

Recommendations and Alternative Options for the Hamilton
Farmers' Market
OBL Item: N
Current Due Date: June 14, 2023
Proposed New Due Date: December 6, 2023

Agreements with Aeon, including a Master Development
Agreement and/or proposed Agreement(s) of Purchase and Sale,
based on the materials submitted by Aeon Studio Group, for
Barton-Tiffany Lands
OBL Item: EE
Current Due Date: June 14, 2023
Proposed New Due Date: September 20, 2023

Temporary Outdoor Patio Program's Compliance with the
Accessibility for Ontarians with Disabilities Act
OBL Item: 2023-S
Current Due Date: June 14, 2023
Proposed New Due Date: July 10, 2023

(i) PRIVATE & CONFIDENTIAL (Item 14)

The following General Issues Committee Closed Session Minutes, were
approved and remain confidential:

- (i) April 19, 2023 (Item 14.1)
- (ii) April 24, 2023 – Special GIC (Item 14.2)

(j) ADJOURNMENT (Item 15)

There being no further business, the General Issues Committee adjourned at
3:49 p.m.

Respectfully submitted,

Deputy Mayor Esther Pauls
Chair, General Issues Committee

Angela McRae
Legislative Coordinator
Office of the City Clerk

Appendix A: Better Homes Hamilton Program Overview

Introduction

The Better Homes Hamilton (BHH) program is being recommended as one solution for the City of Hamilton to support homeowners in improving energy efficiency and reducing greenhouse gas (GHG) emissions from residential buildings across Hamilton. The BHH program intends to utilize provincial Local Improvement Charge (LIC) legislation that allows municipalities, through mutual agreement, to place special charges as liens against a property for the purposes of completed works related to energy efficiency.

Purpose

- Support the greatest number of homeowners across Hamilton in undertaking upgrades which substantially reduce greenhouse gas (GHG) emissions while improving home energy efficiency;
- Reduce barriers to entry through a combination of access to: competitive financing, an “energy coach” concierge service, and guidance in how to maximize rebates and/or grants from existing energy efficiency and income-qualifying programs;
- Target and prioritize homes within areas identified as experiencing energy poverty as identified through social and energy databases (i.e. Canadian Urban Sustainability Practitioners Energy Poverty Mapping Tool); and
- Work to achieve Hamilton’s Climate Action Strategy Low Carbon Transformation #2: Transforming Our Buildings approved by Council in August 2022.

Program Elements

The BHH Program is intended to provide access to low-interest, fixed-rate loans to serve as the capital required to complete upgrades which result in a reduction in residential building GHG emissions, as well as increase home comfort and energy efficiency. The key elements of the program include:

Financing

- Loan Amount: Up to a maximum of \$20,000.00 per property.
- Interest Rate: 0% introductory rate through ‘Incubation Stage’ for the length of the repayment term.
- Repayment Term: 10 to 15 years (dependent on loan amount and agreement) paid through regular property tax payments.

Participant Eligibility

- Homeowner of a single-detached, semi-detached or townhome within Hamilton (both owner-occupied and landlord eligible).

- Homeowner pays taxes and is current on tax payments (i.e. property taxes not in arrears).
- Homeowner is required to inform mortgage lender of participation if the property is under a mortgage.

Important Note – Any retrofits that require tenant displacement would **not** be eligible for the BHH program.

Eligible Retrofits

- Assessments and Permits: Including pre and post energy assessments and building permits.
- Building Envelope: Including air-sealing/draft proofing, insulation (attic, basement and walls).
- Mechanical Systems: Air Source Heat Pumps (ASHP) including cold-climate (ccASHP) and hybrid ASHP and supporting smart thermostat/controller.
- Supporting Infrastructure: Including breaker panel upgrades and ductwork only when required to support installation of ASHP.

Recommended ‘Incubation Stage’ 2 Year Budget

Target	50 participants from a diverse sampling across various housing types, demographics and income levels
Total Value of Loans	\$1,000,000.00
Interest Rate	0% introductory rate
Loan Term	10 to 15 years (based on loan value, repayment calculation and property owner agreement)
Administrative Costs	\$275,000.00 for fixed administrative costs for such things as: <ul style="list-style-type: none"> • Marketing, promotion, education; • Software applications for tracking and analysis; • Loan loss reserve • Supporting administrative services • Web development
Estimated Total Cost	\$1,275,000.00

Expected Benefits

The BHH is anticipated to result in several benefits both to participating homeowners and in the fight against climate change. These benefits include:

- Reducing household greenhouse gas (GHG) emissions on average by 60% or 2.9 tonnes carbon dioxide equivalent (tCO_{2e}) per participating household annually, based on most common housing archetype in Hamilton.

- Potential for \$1,804.8 in cumulative savings based on scenario upgrade occurring in 2023 and savings between 2023 and 2030 from avoided carbon pricing.
- Improvement of indoor air quality and home comfort through reduction of fossil fuel burning and improving building envelope performance.
- Providing low barrier access to upfront capital for building and energy efficiency improvements for those that may not otherwise qualify for traditional financing.

Equity Considerations

Through the extensive research and engagement completed tenant’s rights and important equity considerations have been embedded into the BHH program. Unintended consequences such as ‘renovictions’ were discussed and considered. Furthermore, a strategy to help to identify and ensure the BHH program targets those populations and areas that need this type of support the most was completed. Important equity considerations of the BHH program will include:

- Ensuring that any retrofits that lead to the displacement of tenants will not be eligible;
- Additional resources and information through the ‘Energy Concierge’ service of the BHH program include a mail-out to any tenants whereby the landlord has applied for that specific property; and
- Assessment of social and energy databases including the Canadian Urban Sustainability Practitioners (CUSP) Energy Poverty and Equity Explorer Tool and the building archetype and energy assessment using 2021 census and MPAC building data.