



GENERAL ISSUES COMMITTEE REPORT 23-033

9:30 a.m.

December 6, 2023

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

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

Absent: Councillor T. Jackson - Personal

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 23-033 AND RESPECTFULLY RECOMMENDS:

1. **Asset Management Plans (PW23073) (City Wide) (Item 8.2)**

- (a) That the Corporate Asset Management Plans, attached as Appendices “A”, “B” and “C” to General Issues Committee Report 23-033, be approved as required by Ontario Regulation 588/17: Asset Management for Municipal Infrastructure; and,
- (b) That the Asset Management Plans, attached as Appendices “A”, “B” and “C” attached to General Issues Committee Report 23-033, subject to the approval of recommendation (a), be posted in a designated area on the City’s website, as required under Ontario Regulation 588/17.

2. **Canada Mortgage and Housing Corporation Housing Accelerator Fund Incentive Programs (PED23143(b) / HSC23017(b)) (City Wide) (Item 8.3)**

- (a) That staff be directed to bring forward to the Planning Committee for a statutory public meeting, in accordance with Section 17(15)(d) of the Planning Act, Appendix “A” to Report PED23143(b)/HSC23017(b) respecting a proposed amended Housing for Hamilton Community Improvement Plan for the purposes of authorizing new Housing Accelerator Fund incentive programs;

- (b) That staff be directed to bring forward to the Planning Committee the following for consideration in conjunction with the proposed amended Housing for Hamilton Community Improvement Plan By-law to affect its implementation:
 - (i) Appendix “B” to Report PED23143(b)/HSC23017(b) respecting a proposed Housing for Hamilton Community Improvement Project Area;
 - (ii) Appendix “C” to Report PED23143(b)/HSC23017(b) respecting program terms for a new Accessory Dwelling Unit and Multi-Plex Housing Incentive Program;
 - (iii) Appendix “D” to Report PED23143(b)/HSC23017(b) respecting program terms for a new Rapid Transit Multi-Residential Rental Housing Incentive Program;
 - (iv) Appendix “E” to Report PED23143(b)/HSC23017(b) respecting program terms for a new Housing Acceleration Incentive Program;
- (c) That staff be directed to prepare a delegated authority by-law to be brought forward to Planning Committee in conjunction with the proposed amended Housing for Hamilton Community Improvement Plan authorizing the General Manager of Healthy and Safe Communities to approve applications under the Accessory Dwelling Unit and Multi-Plex Housing Incentive Program, Rapid Transit Multi-Residential Rental Housing Incentive Program and Housing Acceleration Incentive Program up to an amount equal to the stated program maximums for grants and forgivable loans provided the grant/forgivable loans are being funded solely from funds provided to the City through the Canadian Mortgage and Housing Corporation’s Housing Accelerator Fund.

3. CONSENT ITEMS (Item 9)

That the Consent Items 9.1 and 9.2, be approved, as follows:

- (a) **Reaching Home: Canada’s Homeless Strategy Community Homelessness Report 2022-23 (HSC21044(a)) (City Wide) (Item 9.1)**

That Report HSC21044(a), respecting Reaching Home: Canada’s Homeless Strategy Community Homelessness Report 2022-23, be received.

- (b) 2023 Ending Chronic Homelessness Performance Update (Q1 and Q2) (HSC23076) (City Wide) (Item 9.2)**

That Report HSC23076, respecting 2023 Ending Chronic Homelessness Performance Update (Q1 and Q2), be received.

4. DISCUSSION ITEMS (Item 10)

That the Discussion Items 10.1, 10.2, and 10.13 be approved, as follows:

- (a) Interview Sub-Committee to the General Issues Committee Report 23-003 - November 17, 2023 (Item 10.1)**

- (i) Interviews for the Climate Change Advisory Committee (Item 4.2)**

That the details of the Applicant Interviews for the Climate Change Advisory Committee remain confidential.

- (b) Interview Sub-Committee to the General Issues Committee Report 23-004 - November 24, 2023 (Item 10.2)**

- (i) Interviews for the Climate Change Advisory Committee (Item 4.2)**

That the details of the Applicant Interviews for the Climate Change Advisory Committee remain confidential.

- (c) Interview Sub-Committee to the General Issues Committee Report 23-005 – December 1, 2023 (Added Item 10.13)**

- (i) Deliberations for the Climate Change Advisory Committee (Item 4.2)**

- (1)** That the direction provided to Staff in closed session be approved and remain confidential; and,
 - (2)** That the details of the Applicants for the Climate Change Advisory Committee remain confidential.

(ii) Amendments to the Terms the Climate Change Advisory Committee

That the Climate Change Advisory Committees' Terms of Reference, be amended to reflect the following membership composition:

(1) Overall Membership:

- (a)** The Climate Change Advisory Committee will be comprised of 15 to 25 voting and non-voting members; and,

(2) Voting Members:

- (a)** Three to Four (3-4) Community/Citizen Members;

5. Business Improvement Area (BIA) Sub-Committee Report 23-009 - November 14, 2023 (Item 10.3)

(a) Ancaster Business Improvement Area Spending Request (Item 11.1)

That the expenditure request from the Ancaster Business Improvement Area, in the amount of \$5,608.07 be spent on streetscaping, clean-up and maintenance of the Ancaster Business Improvement Area, lighting and fall flowers, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

(b) Barton Village Business Improvement Area Spending Requests (Item 11.2)

- (i)** That the expenditure request from the Barton Village Business Improvement Area, in the amount of \$7,024.83 to be spent on hiring individuals to clean and maintain the road allowance and the purchase office equipment, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (ii)** That the expenditure request from the Barton Village Business Improvement Area, in the amount of \$10,192.27 for the purchase and maintenance of street furniture on the public road allowance, to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

(c) Concession Street Business Improvement Area Spending Requests (Item 11.3)

- (i) That the expenditure request from the Concession Street Business Improvement Area, in the amount of \$8,257.54 to be spent on Beautification (hanging baskets), holiday decorations and their maintenance, office equipment and improvement, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (ii) That the expenditure request from the Concession Street Business Improvement Area, in the amount of \$14,271.77 be spent on events, programming and activations to be funded from the Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

(d) Downtown Hamilton Business Improvement Area Spending Requests (Item 11.4)

- (i) That the expenditure request from the Downtown Hamilton Business Improvement Area, in the amount of \$5,378.47 to be spent on banners, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved; and,
- (ii) That the expenditure request from the Downtown Hamilton Business Improvement Area, in the amount of \$11,250.33 to be spent on special events, to be funded from the 2022 Parking Revenue Sharing Program for the Business Improvement Areas and payments in Lieu of the Parking Revenue Sharing Program (Parking Revenue Account 815010-52505), be approved.

(e) Dundas Business Improvement Area Spending Request (Item 11.5)

That the expenditure request from the Dundas Business Improvement Area, in the amount of \$13,953.66.00 to be spent on office maintenance and improvement and Christmas decorations and their maintenance, to be funded from the Contribution to Operating Budget Program for the Business Improvement Areas (BIA Payments Account 815010-56905), be approved.

6. International Village Business Improvement Area Proposed Budget & Schedule of Payments (PED23249) (Wards 2 and 3) (Item 10.4)

- (a) That the 2024 Operating Budget for the International Village Business Improvement Area, attached as Appendix “D” to General Issues Committee Report 23-033, in the amount of \$248,800 be approved;
- (b) That the levy portion of the Operating Budget for the International Village Business Improvement Area in the amount of \$228,100 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, The Municipal Act, 2001, to levy the 2024 Budget as referenced in Recommendation of Report PED23249;
- (d) That the following schedule of payments for 2024 be approved:
 - (i) February \$114,050;
 - (ii) June \$114,050;

Note: Assessment appeals may be deducted from the levy payments.

7. Concession Street Business Improvement Area Proposed Budget & Schedule of Payments (PED23250) (Ward 7) (Item 10.5)

- (a) That the 2024 Operating Budget for the Concession Street Business Improvement Area, attached as Appendix “E” to General Issues Committee Report 23-033, in the amount of \$228,300.41 be approved;
- (b) That the levy portion of the Operating Budget for the Concession Street Business Improvement Area in the amount of \$198,550 be approved;
- (c) That the General Manager of Finance and Corporate Services be hereby authorized and directed to prepare the requisite By-law pursuant to Section 208, The *Municipal Act, 2001*, to levy the 2024 Budget as referenced in Recommendation of Report PED23250;
- (d) That the following schedule of payments for 2024 be approved:
 - (i) January \$99,275;
 - (ii) June \$99,275;

Note: Assessment appeals may be deducted from the levy payments.

8. Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) (City Wide) (Item 10.6)

- (a) That staff be directed to proceed with a market offering of the city-owned property at 171 Main Street East, in accordance with the “Procedural By-law for the Sale of Land” being By-law No. 14-204, with the net proceeds of the sale to be used for affordable housing purposes;
- (b) That staff be directed to initiate a Zoning By-law Amendment application for the city-owned property at 9 Clarence Street for the purpose of permitting multiple dwellings (DE-2) of five storeys, and report back to General Issues Committee with a disposition strategy for a nominal value sale to a non-profit affordable housing provider or a direct partnership with a non-profit housing provider, for the purpose of affordable housing;
- (c) That staff be directed to initiate a Zoning By-law Amendment application for the city-owned property at 70 Hope Avenue for the purpose of permitting multiple dwellings (DE-2) of three storeys and report back to General Issues Committee with a disposition strategy for a nominal value sale to a non-profit affordable housing provider or a direct partnership with a non-profit housing provider, for the purpose of affordable housing;
- (d) That staff be directed to initiate a Zoning By-law Amendment Application for the city-owned property at 1126 Garth Street for the purpose of permitting multiple dwellings (DE-2) of three storeys and report back to General Issues Committee on a disposition strategy for a nominal value sale to a non-profit affordable housing provider or a direct partnership with a non-profit housing provider, for the purpose of affordable housing; and,
- (e) That a new capital project with funding of up to \$150K from the Housing Accelerator Fund Reserve #112259, be approved to be used for costs associated with the rezoning and disposition of the properties identified in Recommendations (a)-(f) to Report PED23099(a) / HSC23028(a).

9. Revitalizing Hamilton Tax Increment Grant Program - 235 Main Street West, 74 Queen Street South and 244-246 Jackson Street West, Hamilton (PED23243) (Ward 1) (Item 10.7)

- (a) That a Revitalizing Hamilton Tax Increment Grant Program Application submitted by 235 Main Holdings Inc. (David Kemper), for the properties municipally known as 235 Main Street West, 74 Queen Street South and 244-246 Jackson Street West, Hamilton, estimated at \$2,117,592.80 over a maximum of a four year period, and based upon the incremental tax increase attributable to the redevelopment of 235 Main Street West, 74 Queen Street South and 244-246 Jackson Street West be authorized and

approved in accordance with the terms and conditions of the Revitalizing Hamilton Tax Increment Grant Program, and on the condition that these properties merge on title and that the ownership of these properties is solely held by 235 Main Holdings Inc. (David Kemper), prior to any grant payment being made and prior to the Grant Agreement being entered into;

- (b) That the city enter into a Revitalizing Hamilton Tax Increment Grant Program Grant Agreement with 235 Main Holdings Inc. for the properties municipally known as 235 Main Street West, 74 Queen Street South and 244-246 Jackson Street West, and that the General Manager of the Planning and Economic Development Department be authorized and directed to execute the Grant Agreement together with any ancillary documentation in a form satisfactory to the City Solicitor and with the following terms and conditions:
 - (i) Terms and conditions as provided for in the Revitalizing Hamilton Tax Increment Grant Program;
 - (ii) That title for the properties municipally known as 235 Main Street West, 74 Queen Street South and 244-246 Jackson Street West merge and are owned solely by 235 Main Holdings Inc. prior to the Grant being paid and prior to the Grant Agreement being executed by the General Manager of Planning and Economic Development;
 - (iii) Such further conditions as determined by the General Manager of Planning and Economic Development;
- (c) That the General Manager of the Planning and Economic Development Department be authorized and directed to administer the Grant and Grant Agreement including, but not limited to, deciding on actions to take in respect of events of default and executing any Grant Amending Agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Revitalizing Hamilton Tax Increment Grant Program, as approved by City Council, are maintained and that any applicable Grant Amending Agreements are undertaken in a form satisfactory to the City Solicitor.

**10. Open Streets Temporary Linear Urban Park 2023 Update (PED22075(b))
(City Wide) (Outstanding Business List Item) (Item 10.8)**

- (a) That the Open Streets Temporary Linear Urban Park concept, as successfully demonstrated through the closure of King Street East on Sunday June 18, 2023, be established as an annual program with a minimum of two events per calendar year;

- (b) That the James Street North Summer Art Crawl Pedestrianization Pilot that was implemented on Friday's in summer 2023 be incorporated into the Open Streets Program on an annual basis and include the months of May, June, July and August; and,
- (c) That the matter respecting Item J, Open Streets Temporary Linear Urban Park be identified as complete and removed from the General Issues Committee - 2023 Rate and Capital Budgets Outstanding Business List.

11. Ontario Priorities Housing Initiative and Poverty Reduction Funding for 1540 Upper Wentworth Street (HSC22038(a)) (Ward 7) (Item 10.9)

- (a) That Council approve the City entering into an agreement with Hamilton East Kiwanis Non-Profit Homes Inc. for up to a maximum amount of \$3.5M funded by the sources below, for the development of 20 Program Units of 126 affordable rental units on the property municipally known as 1540 Upper Wentworth Street with terms and conditions as identified in Appendix "F" to General Issues Committee Report 23-033 and that the General Manager of Healthy and Safe Communities be authorized to amend the terms and conditions in Appendix "F" as long as they do not conflict with the terms of the Ontario Priorities Housing Initiative Rental Housing Component Year 5 program guidelines and do not conflict with the funding source maximums identified below:
 - (i) That the Ministry of Municipal Affairs and Housing be advised that the City of Hamilton recommends that Ontario Priorities Housing Initiative Rental Housing Component Year 5 funding ("OPHI Funding"), up to a maximum of \$2,559,040 (Project ID 6732341321);
 - (ii) That up to a maximum of \$631,005 of Poverty Reduction Fund (Project ID 6731741609) ("Poverty Reduction Funding"); and,
 - (iii) That up to a maximum of \$309,955 of funding from the Affordable Housing Property Reserve (# 112256) ("Affordable Housing Reserve Funding");
- (b) That the General Manager of Healthy and Safe Communities, or their designate, be authorized to execute the agreement and any ancillary documents in a form satisfactory to the City Solicitor; and,
- (c) That the 40 Rent-Geared-to-Income subsidies approved by Item 9 of Emergency and Community Services Report 22-012 being report HSC22038, totalling \$277,969 be referred to the 2026 budget process, rather than the 2024 Budget process as previously approved.

12. Art Gallery of Hamilton Energy Billing Approach and Recommendations (PED23258 / PW23065) (City Wide) (Item 10.10)

- (a) That the General Manager of Public Works be authorized and directed to write-off uncollectable Accounts Receivable 2022 energy charges for the Art Gallery of Hamilton in the amount of \$329,723.94 which includes finance charges in the amount of \$27,714.80 plus any additional finance charges on these past due receivables incurred up to the date of the approval of this report. Write-off amounts are to be funded from the Tax Stabilization Reserve (Account # 110046);
- (b) That the General Manager of Public Works be authorized and directed to write-off uncollectable Accounts Receivable 2023 energy charges up to September 30, 2023 for the Art Gallery of Hamilton in the amount of \$244,148.31 which includes finance charges in the amount of \$4,144.18 plus any additional finance charges on these past due receivables incurred up to the date of the approval of this report. Write-off amounts are to be funded from the Tax Stabilization Reserve (Account #110046);
- (c) That the General Manager of Public Works be authorized and directed to write-off uncollectable Accounts Receivable 2023 energy charges for October, November and December 2023 that will result from the difference in billings (2021 energy charges plus the Federal Carbon Tax charge billing versus the current method of metered system billing) for the Art Gallery of Hamilton to an upset limit of \$60,000. Write-off amounts are to be funded from the Tax Stabilization Reserve (Account # 110046);
- (d) That staff be directed to address energy billings for 2024 and beyond as part of discussions regarding a new partnership agreement between the City of Hamilton and Art Gallery of Hamilton;
- (e) That the City of Hamilton Energy Office be directed to perform an energy walkthrough of the Art Gallery of Hamilton building to identify and recommend to Art Gallery of Hamilton staff enhanced efficiency opportunities that will serve both to help reduce future energy costs and align with the City's goal of net zero.

13. Advisory Committee for Persons with Disabilities (ACPD) Report 23-011 - November 14, 2023 (Added Item 10.11)

(a) APPOINTMENT OF COMMITTEE CHAIR AND VICE CHAIR (Item 1)

- (i) That James Kemp be appointed as Chair of the Advisory Committee for Persons with Disabilities for the remainder of 2023 and 2024, or until the new membership is appointed by Council; and,

Council – December 13, 2023

- (ii) That Paula Kilburn be appointed as Vice Chair of the Advisory Committee for Persons with Disabilities for the remainder of 2023 and 2024, or until the new membership is appointed by Council.

14. Family Shelter System (HSC23041(b)) (City Wide) (Added Item 10.12)

- (a) That up to \$1.852M be funded from a reserve determined appropriate by the General Manager of the Corporate Services Department and the General Manager of Healthy and Safe Communities Department with \$784K in 2024 and \$1.068M in 2025 and referred to the 2024 Tax Operating budget for Council consideration to extend temporary emergency supports between April 1, 2024 and December 31, 2024 and continuing to December 31, 2025 in order to address urgent program and staffing needs within Housing Services Division and Good Shepherd Hamilton related to family homelessness;
 - (i) \$247K in 2024 and \$353K in 2025 for 2.0 Emergency Shelter Case Managers and 1.0 Supervisor Hotel Overflow with the City of Hamilton; and,
 - (ii) \$537K in 2024 and \$715K in 2025 for enhanced staffing and case management at Good Shepherd Family Centre Shelter and Hotel Overflow;
- (b) That staff be directed to conduct a new Call for Applications with a longer timeline and expanded parameters to build capacity and address pressures in the Family Shelter System through December 2025 with report back for Council approval of recommended projects in Q2 2024;
- (c) That staff be directed to report back by Q3 2025 to assess need for continued investment in enhanced staffing for the family shelter system; and,
- (d) That the General Manager of the Healthy and Safe Communities Department or their designate be directed and authorized, on behalf of the City of Hamilton, to enter into, execute and administer all agreements and documents necessary to implement the purchases and grants outlined above on terms and conditions satisfactory to the General Manager of the Healthy and Safe Communities Department or their designate and in a form satisfactory to the City Solicitor.

15. 2024 Property & Liability Insurance Renewal (LS23041) (City Wide) (Added Item 10.14)

- (a) That the Liability and Property Insurance coverages for the term December 31, 2023, to January 1, 2025, be renewed through Arthur J. Gallagher Canada Ltd. and Marsh Canada Ltd. at a cost of \$11,908,712 (plus applicable taxes) and be funded through the 2024 Risk Management Services Budget, in accordance with Appendix “A” and Appendix “B” to Report LS23041;
- (b) That the City Solicitor be authorized and directed to execute all associated documents related to the renewal of the Liability and Property Insurance coverages for the term December 31, 2023 to January 1, 2025, through Arthur J. Gallagher Canada Ltd. and Marsh Canada Ltd.; and,
- (c) That the 2023 budget shortfall of \$600,000 be funded from Corporate year-end surplus or Tax Stabilization Reserve (110046).

16. Red Hill Valley Parkway Inquiry Final Report (PW23029(a)) (City Wide) (Added Item 10.15)

- (a) That Council approve the formation of an interdepartmental Working Group led by the Public Works Department, for the purpose of responding to the recommendations noted in the Report of the Red Hill Valley Parkway Inquiry from the Honourable Mr. Justice Herman J. Wilton-Siegel dated November 29, 2023;
- (b) That the General Manager, Public Works, or their designate be directed to provide an initial update to the General Issues Committee by March 31, 2024 on the establishment of the Working Group and associated Action Plan; and,
- (c) That the General Manager, Public Works, or their designate be directed to provide bi-annual updates to the General Issues Committee, on status of the Action Plan.

17. Stormwater Funding Review (City Wide) (Added Item 11.1)

WHEREAS, City Council at its meeting of June 28, 2023 approved a new Stormwater Rate Structure;

WHEREAS, City Council at its meeting of June 28, 2023 directed staff to develop and report back regarding the implementation of a Stormwater Incentives Program;

WHEREAS, City staff have undertaken consultations with the community regarding the implementation of a Stormwater Incentives Program; and,

WHEREAS, the rural community has expressed significant concern regarding the application of the Stormwater Rate Structure to agricultural properties;

THEREFORE, BE IT RESOLVED:

- (a) That staff, in the report back regarding the implementation of a Stormwater Incentives Program, include specific recommendations regarding a stormwater rate structure and incentives program that recognizes rural agricultural properties as different from Industrial, Commercial, Institutional and Multi-Residential properties; and,
- (b) That staff clearly explain the financial impacts of the stormwater rate structure and incentives program for rural agricultural properties, including alignment to the Council approved guiding principles: Fair and equitable, Climate resilient and environmentally sustainable, Affordable and financially sustainable, Justifiable, and Simple.

18. Appointments to the Climate Change Advisory Committee for the 2022 - 2026 Council Term (Added Item 14.3)

That the appointments to the Climate Change Advisory Committee for the 2022 - 2026 Council Term, be approved and released publicly following approval by Council.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

5. COMMUNICATIONS

- 5.1 Correspondence from Shelley Falconer, President and CEO, Art Gallery of Hamilton, resecting Item 10.10 - Art Gallery of Hamilton Energy Billing Approach and Recommendations (PED23258 / PW23065)

Recommendation: Be received and referred to the consideration of Item 10.10.

6. DELEGATION REQUESTS

- 6.3 Douglas Kwan, Advocacy Centre for Tenants Ontario, respecting access to justice issues and delays at the Landlord and Tenant Board and its impact on Hamiltonians (In-Person) (For a future meeting)
- 6.4 Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Item 10.9 - Ontario Priorities Housing Initiative and Poverty Reduction Funding for 1540 Upper Wentworth Street (HSC22038(a)) (Ward 7) (In-Person) (For today's meeting)
- 6.5 Matt Johnston, Urban Solutions Planning & Land Development Consultants Inc., respecting Hamilton Tax Increment Grant Program in relation to 75 James Street South, Hamilton (In-Person) (For a future meeting)
- 6.6 Glen Norton, Music Hall Alliance / New Vision Church, respecting an overview for plans for the Music Hall at New Vision Church (In-Person) (For a future meeting)

7. DELEGATIONS

- 7.2 Douglas Mattina, Kemp Care Network (formerly Dr. Bob Kemp Hospice), respecting next steps towards acquisition of the land (sale or lease) at 41 South St. W. (In-Person) (Approved November 15, 2023) - WITHDRAWN

10. DISCUSSION ITEMS

- 10.11 Advisory Committee for Persons with Disabilities (ACPD) Report 23-011 - November 14, 2023
- 10.12 Family Shelter System (HSC23041(b)) (City Wide)
- 10.13 Interview Sub-Committee to the General Issues Committee Report 23-005 - December 1, 2023
- 10.14 2024 Property & Liability Insurance Renewal (LS23041) (City Wide)
- 10.15 Red Hill Valley Parkway Inquiry Final Report (PW23029(a)) (City Wide)

12. NOTICES OF MOTION

- 12.1 Stormwater Funding Review (City Wide)

14. PRIVATE AND CONFIDENTIAL

- 14.3 Appointments to the Climate Change Advisory Committee for the 2022 - 2026 Council Term

CHANGE TO THE ORDER OF THE AGENDA

Item 10.15, respecting the Red Hill Valley Parkway Inquiry Final Report will be dealt with immediately following Item 8.1 - Introduction of David Boghosian, Boghosian+Allen LLP, City of Hamilton's Integrity Commissioner and Lobbyist Registrar

The agenda for the December 6, 2023 General Issues Committee meeting, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor Brad Clark declared a Disqualifying interest to Added Item 6.5, Matt Johnston, Urban Solutions Planning & Land Development Consultants Inc., respecting Hamilton Tax Increment Grant Program in relation to 75 James Street South, Hamilton (In-Person) (For a future meeting), as his son had a business relationship with the principal owner of Urban Solutions.

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

- (i) That the following minutes of the General Issues Committee be approved, as presented:
- (1) November 9, 2023 - Special (Item 4.1)
 - (2) November 15 and 21, 2023 (Item 4.2)

(d) COMMUNICATIONS (Item 5)

- (i) **Correspondence from Shelley Falconer, President and CEO, Art Gallery of Hamilton, respecting Item 10.10 - Art Gallery of Hamilton Energy Billing Approach and Recommendations (PED23258 / PW23065) (Added Item 5.1)**

The correspondence from Shelley Falconer, President and CEO, Art Gallery of Hamilton, respecting Item 10.10 - Art Gallery of Hamilton Energy Billing Approach and Recommendations (PED23258 / PW23065), was received and referred to consideration of Item 10.10.

(e) DELEGATION REQUESTS (Item 6)

- (i)** (a) That the following Delegation Request, be received; and
- (b) That Clerk's staff be directed to forward to the individual, the Mayor's statement from November 21, 2023 on Israel and Gaza and to provide contact information for local Federal Government representatives:
 - (1) Adeel Khan, respecting a motion to demand a permanent ceasefire, return of all hostages from both sides and a resumption of dialogue between the representatives of Israel and Gaza, immediate repatriating all Canadians and their relatives stuck in the occupied Gaza strip, and recognition of International Day of Solidarity with the Palestinian People in line with the United Nations (Nov. 29) (In-Person) (For a future meeting) (Item 6.2)

Due to a declared conflict, Item 6.5 was voted on separately, as follows:

- (ii)** Matt Johnston, Urban Solutions Planning & Land Development Consultants Inc., respecting Hamilton Tax Increment Grant Program in relation to 75 James Street South, Hamilton (In-Person) (For a future meeting) (Added Item 6.5)
- (iii)** The balance of the Delegation Requests, was approved as follows:
 - (1) Karl Andrus, Hamilton Community Benefits Network, respecting Report PED19063(e), Memorandum of Understanding with City and Aeon Studio Group on Barton-Tiffany Land, which was Item 14.3 on the November 15th agenda (In-Person) (For a future meeting) (Item 6.1)
 - (2) Douglas Kwan, Advocacy Centre for Tenants Ontario, respecting access to justice issues and delays at the Landlord and Tenant Board and its impact on Hamiltonians (In-Person) (For a future meeting) (Added Item 6.3)
 - (3) Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Item 10.9 - Ontario Priorities Housing Initiative and Poverty Reduction Funding for 1540 Upper Wentworth Street (HSC22038(a)) (Ward 7) (In-Person) (For today's meeting) (Added Item 6.4)
 - (4) Glen Norton, Music Hall Alliance / New Vision Church, respecting an overview for plans for the Music Hall at New Vision Church (In-Person) (For a future meeting) (Added Item 6.6)

(f) DELEGATIONS (Item 7)

- (i) Nanty H. Abraham, Hannan Foundation Canada, respecting Issues Surrounding Homelessness, Food Banks, and Mental Health and Proposed Collaboration Opportunities with Hannan Foundation Canada (In-Person) (Approved November 15, 2023) (Item 7.1)**

Nanty H. Abraham, Hannan Foundation Canada, addressed the Committee respecting Issues Surrounding Homelessness, Food Banks, and Mental Health and Proposed Collaboration Opportunities with Hannan Foundation Canada.

The Delegation from Nanty H. Abraham, Hannan Foundation Canada, respecting Issues Surrounding Homelessness, Food Banks, and Mental Health and Proposed Collaboration Opportunities with Hannan Foundation Canada, was received.

- (ii) Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Item 10.9 - Ontario Priorities Housing Initiative and Poverty Reduction Funding for 1540 Upper Wentworth Street (HSC22038(a)) (Ward 7) (In-Person) (Added Item 7.3)**

Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., addressed the Committee respecting Item 10.9 – Report HSC22038(a), Ontario Priorities Housing Initiative and Poverty Reduction Funding for 1540 Upper Wentworth Street.

The delegation from Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Item 10.9 – Report HSC22038(a), Ontario Priorities Housing Initiative and Poverty Reduction Funding for 1540 Upper Wentworth Street, was received.

(g) STAFF PRESENTATIONS (Item 8)

- (i) Introduction of David Boghosian, Boghosian+Allen LLP, City of Hamilton's Integrity Commissioner and Lobbyist Registrar (Item 8.1)**

Jason Thorne, Acting City Manager, introduced David Boghosian, Boghosian+Allen LLP, the City of Hamilton's Integrity Commissioner and Lobbyist Registrar who provided the Committee with an introductory presentation.

The presentation from David Boghosian, Boghosian+Allen LLP, the City of Hamilton's Integrity Commissioner and Lobbyist Registrar, was received.

(h) **DISCUSSION ITEMS (Item 10)**

(i) **Red Hill Valley Parkway Inquiry Final Report (PW23029(a)) (City Wide) (Added Item 10.15)**

Jason Thorne, Acting City Manager, provided opening remarks on Report PW23029(a), respecting the Red Hill Valley Parkway Inquiry Final Report and introduced external legal consultants Eli Lederman and Delna Contractor, Lenczner Slaght LLP who provided Committee with a verbal overview of the report.

(1) That the overview of Report PW23029(a), respecting the Red Hill Valley Parkway Inquiry Final Report provided by external legal consultants Eli Lederman and Delna Contractor, Lenczner Slaght LLP, be received.

(2) The following amendment was defeated:

That sub-section (b), to Report PW23029(a), Red Hill Valley Parkway Inquiry Final Report, ***be amended*** by deleting the words “***establishment of the Working Group and***” as follows:

(b) That the General Manager, Public Works, or their designate be directed to provide an initial update to the General Issues Committee by March 31, 2024 on the ***establishment of the Working Group and*** associated Action Plan; and,

For disposition of this matter, refer to Item 16.

(i) **STAFF PRESENTATIONS (Item 8) (Continued)**

(i) **Asset Management Plans (PW23073) (City Wide) (Item 8.2)**

Patricia Leishman, Director, Corporate Asset Management, addressed the Committee with a presentation respecting Report PW23073, Asset Management Plans.

The staff presentation respecting Report PW23073, Asset Management Plans, was received.

For disposition of this matter, refer to Item 1.

(ii) **Recess**

The General Issues Committee recessed for 30 minutes until 12:45 p.m.

(iii) Canada Mortgage and Housing Corporation Housing Accelerator Fund Incentive Programs (PED23143(b) / HSC23017(b)) (City Wide) (Item 8.3)

Al Fletcher, Manager - Housing and Neighbourhood Development, and Phil Caldwell, Senior Project Manager - Urban Renewal, addressed the Committee with a presentation respecting Report PED23143(b) / HSC23017(b), Canada Mortgage and Housing Corporation Housing Accelerator Fund Incentive Programs.

The staff presentation respecting Report PED23143(b) / HSC23017(b), Canada Mortgage and Housing Corporation Housing Accelerator Fund Incentive Programs, was received.

For disposition of this matter, refer to Item 2.

(j) DISCUSSION ITEMS (Item 10) (Continued)

(i) Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies (PED23099(a) / HSC23028(a)) (City Wide) (Item 10.6)

- (i)** (a) That staff be directed to proceed with a market offering of the city-owned property at 171 Main Street East, in accordance with the "Procedural By-law for the Sale of Land" being By-law No. 14-204, with the net proceeds of the sale to be used for affordable housing purposes;
- (b) That staff be directed to initiate a Zoning By-law Amendment application for the city-owned property at 9 Clarence Street for the purpose of permitting multiple dwellings (DE-2) of five storeys, and report back to General Issues Committee with a disposition strategy for a nominal value sale to a non-profit affordable housing provider or a direct partnership with a non-profit housing provider, for the purpose of affordable housing;
- (c) That staff be directed to initiate a Zoning By-law Amendment application for the city-owned property at 70 Hope Avenue for the purpose of permitting multiple dwellings (DE-2) of three storeys and report back to General Issues Committee with a disposition strategy for a nominal value sale to a non-profit affordable housing provider or a direct partnership with a non-profit housing provider, for the purpose of affordable housing;

- (d) That the property known as 5 Lake Avenue South, Stoney Creek be declared surplus to the requirements of the City of Hamilton, in accordance with the “Procedural By-law for the Sale of Land” being By-law No. 14-204, for the purposes of achieving the city’s affordable housing objectives, and that staff be directed to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 5 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;
 - (e) That staff be directed to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 13 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;
 - (f) That staff be directed to initiate a Zoning By-law Amendment Application for the city-owned property at 1126 Garth Street for the purpose of permitting multiple dwellings (DE-2) of three storeys and report back to General Issues Committee on a disposition strategy for a nominal value sale to a non-profit affordable housing provider or a direct partnership with a non-profit housing provider, for the purpose of affordable housing; and,
 - (g) That a new capital project with funding of up to \$150K from the Housing Accelerator Fund Reserve #112259, be approved to be used for costs associated with the rezoning and disposition of the properties identified in Recommendations (a)-(f) to Report PED23099(a) / HSC23028(a).
- (ii) That sub-sections (d) and (e) to Report PED23099(a) / HSC23028(a), Housing Sustainability and Investment Roadmap Work Program: City Property Review and Property Disposition Strategies, be DEFERRED to the February 21, 2024 General Issues Committee to allow the Ward Councillor to consult with the local community:
- (d) That the property known as 5 Lake Avenue South, Stoney Creek be declared surplus to the requirements of the City of Hamilton, in accordance with the “Procedural By-law for the Sale of Land” being By-law No. 14-204, for the purposes of achieving the city’s affordable housing objectives, and that staff be directed to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 5 Lake Avenue South, Stoney Creek for net

nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;

- (e) That staff be directed to use an open process to select a non-profit housing provider and negotiate an agreement for the disposition of 13 Lake Avenue South, Stoney Creek for net nominal value consideration, for the purpose of affordable housing, and report back to General Issue Committee for approval;

For further disposition of this matter, refer to Item 8.

(k) NOTICES OF MOTION (Item 12)

(i) Stormwater Funding Review (City Wide) (Added Item 12.1)

The Rules of Order were waived to introduce a motion respecting Stormwater Funding Review.

For disposition of this matter, refer to Item 17.

(l) PRIVATE & CONFIDENTIAL (Item 14)

- (i) The following Closed Session minutes of the General Issues Committee were approved, as presented and remain confidential:

- (1) Closed Session Minutes - November 9, 2023 - Special (Item 14.1)
- (2) Closed Session Minutes - November 15 and 21, 2023 (Item 14.2)

Committee determined that discussion of Item 14.3 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

- (ii) **Appointments to the Climate Change Advisory Committee for the 2022 - 2026 Council Term (Added Item 14.3)**

For disposition of this matter, refer to Item 18.

(m) ADJOURNMENT (Item 15)

There being no further business, the General Issues Committee adjourned at 3:04 p.m.

Respectfully submitted,

Deputy Mayor Alex Wilson
Chair, General Issues Committee

Angela McRae
Legislative Coordinator
Office of the City Clerk