



GENERAL ISSUES COMMITTEE REPORT 24-003

9:30 a.m.

February 7, 2024

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

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

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 24-003 AND RESPECTFULLY RECOMMENDS:

1. **Business Improvement Area Sub-Committee Report 24-001 - January 9, 2024 (Item 10.1)**
 - (a) **Appointment of Chair and Vice-Chair for 2024 (Item 1)**
 - (i) **Appointment of Chair**

That Susie Braithwaite be appointed Chair of the Business Improvement Area (BIA) Sub-Committee for 2024.
 - (ii) **Appointment of Vice-Chair**

That Susan Pennie be appointed Vice-Chair of the Business Improvement Area (BIA) Sub-Committee for 2024.
2. **Interview Sub-Committee to the General Issues Committee Report 24-001 - January 25, 2024 (Item 10.2)**
 - (a) **Deliberations for the Climate Change Advisory Committee (Item 4.2)**
 - (i) That the direction provided to Staff in closed session be approved and remain confidential; and,
 - (ii) That the details of the Applicants for the Climate Change Advisory Committee remain confidential.

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- 3. Light Rail Transit Sub-Committee Report 24-001 - January 29, 2024 (Item 10.3)**
- (a) Light Rail Transit Operations Models (PED23166(b)) (City Wide) (Item 8.1)**

That Report (PED23166(b)), respecting Light Rail Transit Operations Models (City Wide), be referred to the March 20, 2024 meeting of the General Issues Committee.

- 4. City of Hamilton Advocacy at the Federation of Canadian Municipalities Board of Directors Meeting in Prince George, BC in March 2024 (Added Item 11.2)**

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS the City of Hamilton has a robust government relations strategy and as part of that process, advocacy at the federal level is integral to economic prosperity and success;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

THEREFORE, BE IT RESOLVED:

- (a) That Councillor N. Nann be selected as the City of Hamilton's representative at the Federation of Canadian Municipalities meeting in Prince George, British Columbia from March 5-7, 2024; and,
- (b) That Council assumes all costs associated with Councillor N. Nann's attendance at the Federation of Canadian Municipalities meeting in Prince George, British Columbia from the General Legislative Budget (300100).
- 5. Ontario Nurses' Association Local 50, Public Health Services Ratification of Collective Agreement (HUR24003) (City Wide) (Item 14.1)**
- (a) That the tentative agreement reached on January 11, 2024 between the City of Hamilton and Ontario Nurses' Association Local 50, Public Health Services (ONA Local 50 PHS) representing approximately 173 nurses in Public Health Services, be ratified by Council.
- (b) That Report HUR24003 respecting Ontario Nurses' Association Local 50, Public Health Services Ratification of Collective Agreement remain confidential.

6. Participation in a Litigation Matter (LS24003) (City Wide) (Item 14.2)

- (a) That the direction provided to staff in Closed Session be approved and remain confidential; and;
- (b) That Report LS24003 respecting Participation in a Litigation Matter remain confidential.

7. Appointments to the Climate Change Advisory Committee for the 2022 - 2026 Council Term) (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:

7. DELEGATIONS

- 7.1 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) (Approved December 6, 2023) – WITHDRAWN

Withdrawn at the request of the delegate to be rescheduled for a future meeting.

11. MOTIONS

- 11.1 Arts and Cultural Performance Space and Potential Future Multi-Purpose Community Hub – REVISED

12. NOTICES OF MOTION

- 12.1 City of Hamilton Advocacy at the Federation of Canadian Municipalities Board of Directors Meeting in Prince George, BC in March 2024 (A request to waive the rules will be introduced)

The agenda for the February 7, 2024 General Issues Committee meeting, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor T. Hwang declared a disqualifying interest to Item 7.5, 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, 2023 General Issues Committee agenda as her business partner is one of the principal owners of Forge and Foster, who is one of the corporate business partners associated with AEON Studios.

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

(i) January 17, 2024 (Item 4.1)

The minutes of the January 17, 2024 General Issues Committee meeting was approved, as presented.

(d) DELEGATION REQUESTS (Item 6)

(i) The Delegation Requests, were approved as follows:

- (1) Stewart Klazinga, ACORN Hamilton, respecting the vote of LRT Operations (Virtually) (For a future meeting) (Item 6.1)
- (2) David Braden, Windrush Farm, respecting asking the City to provide land for a small housing project to demonstrate superior energy efficiency and housing affordability (In-Person) (For a future meeting) (Item 6.2)

(e) DELEGATIONS (Item 7)

(i) 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) (Item 7.1)

The delegates were provided with an additional 5 minutes to address the Committee with their delegation.

Danielle Zucchet, CEO Kemp Care Network; and Megan Wright, Executive Director, Roger Neilson House; addressed the Committee respecting next steps towards acquisition of the land (sale or lease) at 41 South St. W.

The Delegation from Danielle Zucchet, CEO Kemp Care Network; and Megan Wright, Executive Director, Roger Neilson House; respecting next steps towards acquisition of the land (sale or lease) at 41 South St. W., was received.

- (ii) **Susan Creer, Accessible Hamilton, respecting the BIA's taking away parking spaces in Dundas, Hamilton, etc and "porch patios" (In-Person) (Approved January 17, 2024) (Item 7.3)**

Susan Creer, Accessible Hamilton, addressed the Committee respecting the BIA's taking away parking spaces in Dundas, Hamilton, etc and "porch patios".

The delegation from Susan Creer, Accessible Hamilton, respecting the BIA's taking away parking spaces in Dundas, Hamilton, etc and "porch patios", was received.

- (iii) **Ian Hamilton, Hamilton-Oshawa Port Authority (HOPA Ports), respecting Port Authority activities update (In-Person) (Approved January 17, 2024) (Item 7.4)**

The delegate was provided with an additional 15 minutes to address the Committee with their delegation.

Ian Hamilton, Hamilton-Oshawa Port Authority (HOPA Ports), addressed the Committee respecting Port Authority activities update.

The delegation from Ian Hamilton, Hamilton-Oshawa Port Authority (HOPA Ports), respecting Port Authority activities update, was received.

Deputy Mayor T. McMeekin relinquished the chair to Councillor A. Wilson.

- (iv) **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) (Approved December 6, 2023) (Item 7.5)**

The delegate was provided with an additional 5 minutes to address the Committee with their delegation.

Karl Andrus, Hamilton Community Benefits Network, addressed the Committee 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.

The delegation from 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, was received.

Councillor T. McMeekin assumed the Chair.

(f) MOTIONS (Item 11)

(i) Arts and Cultural Performance Space and Potential Future Multi-Purpose Community Hub - REVISED (Item 11.1)

(1) The Motion was put on the floor as follows:

WHEREAS the repurposing of the former Centenary Methodist Church (now known as the New Vision Church) built in 1868 would preserve an architecturally significant space in downtown Hamilton, provide a solution to the lack of a mid-sized music and performance venue in Hamilton and create a possible future opportunity for an affordable accessible and safe community hub space;

WHEREAS the financial viability of the New Vision Church property is in jeopardy due to a shrinking congregation and the need for structural and restorative work;

WHEREAS a Not-for Profit named The Music Hall Alliance has been incorporated to lease the property from the Trustees of the New Vision Church to transform this historic space into an arts and cultural performance space in a multi-phase project;

WHEREAS the City of Hamilton's Music Strategy (2014) identified a need for a mid-sized venue within the downtown core;

WHEREAS Hamilton's Economic Development Action Plan (2016-2020) identified the need for a mid-sized venue in downtown Hamilton;

WHEREAS Downtown Hamilton has a distinct economic role as the entertainment and cultural centre of the City supported through various City policies and plans;

WHEREAS Phase 1 of the project will transform the existing New Vision Church into a mid-sized arts and cultural performance space venue;

WHEREAS a future Phase 2 could further transform the building into a Multi-Purpose Community Hub which could include programming and services for equity deserving communities, and the possibility of a EarlyON Child and Family Centre focused on meeting the needs of equity deserving families and children;

WHEREAS EarlyON Child and Family Centres provide free, high-quality programs for families and children from prenatal to 6 years old, where families can learn and play with their child and get advice from early childhood professionals;

WHEREAS the Early Years Community Plan has identified Equity, Diversity, Inclusion and Belonging as a priority for the early years system;

WHEREAS the development of a Multi-Purpose Community Hub aligns with the City's Community Safety & Well-being Plan which aims to ensure that all residents are safe, have a sense of belonging, and have access to services.

THEREFORE BE IT RESOLVED:

- (a) That the City enter into a conditional grant agreement with The Trustees of The New Vision Congregation of the United Church of Canada (the "Trustees") in order to provide a grant not to exceed Nine hundred thousand dollars (\$900,000)(the "Grant") in respect of the property municipally known as 24 Main Street West, Hamilton (the "Property") to be funded 100% from Economic Development Initiatives Capital Project (3621708900) in a form acceptable to the City Solicitor and subject to the following terms and conditions:
 - (i) that the Grant be used only for the payment of structural repairs to the existing sanctuary floor and supporting structure as well as hazardous abatement works and related works that are necessary for the conversion of the auditorium space of the former 1868 heritage-designated Centenary Church on the Property into a 1,000 occupant performance, event and community space,
 - (ii) prior to the payment of the Grant, the Trustees be required to provide the following to the satisfaction of the General Manager of Healthy and Safe Communities and the General Manager of Planning and Economic Development:
 - (1) confirmation of The New Vision Congregation of the United Church of Canada's not-for-profit status, governance and organizational structure;
 - (2) an operating plan for how the space will be utilized and managed, and that demonstrates a sustainable business model for the facility;
 - (3) a confirmed scope, budget and timing for the works to be funded; and

- (4) a Community Use Plan that would allow periodic use of the venue at reduced or nominal cost for the City of Hamilton and for local not-for profit arts and culture organizations and equity-deserving groups and organizations;
 - (5) confirmation of a lease and approval from the facility owner for use of Centenary Church into a 1,000 occupant performance, event and community space; and
 - (iii) such additional terms and conditions as determined by the General Manager of Planning and Economic Development; and
 - (iv) the Church provide an annual report to the City of Hamilton itemizing how they have met the commitments contained within the Community Use Plan; and,
 - (v) that the General Manager of Planning and Economic Development be authorized to execute the grant agreement and any ancillary documentation.
- (b) That The Trustees of The New Vision Congregation of the United Church of Canada be invited to submit a capital plan, operating plan, and business plan to the City for the full transformation of the former 1868 heritage-designated Centenary Church into a state-of-the-art 1,000 occupant performance, event and community space, including but not limited to accessible gender neutral washrooms, lobby restoration, ventilation and electrical service upgrades, production elevator, and related works, and a proposed funding model for the implementation of the plan, including a potential City contribution not to exceed \$3 million, and that staff be directed to review and report back to Council with recommendations regarding the City's potential support for the proposed plan as part of the 2025 Budget process;
- (c) That any funding provided for the works identified in Recommendation be contingent upon The Trustees of The New Vision Congregation of the United Church of Canada entering into an agreement with the City that gives the City the option to lease, at reduced or nominal cost, some or all of the portion of the building excluding the sanctuary space and lobby space, for the purpose of establishing a Community Hub which addresses safer space, programming and services needs and gaps for equity deserving communities, such as counselling, mental health supports, safe space for connecting and building

relationships, employment services, legal support, settlement and newcomer supports, and child minding, including the possibility of locating an EarlyON Child and Family Centre with a specific focus on meeting the needs of equity deserving families and children;

- (d) That the Healthy and Safe Communities Department be directed to secure contract staff or external resources to lead an engagement with community stakeholders to determine an operating and program plan for a Community Hub envisioned within the space, to be funded from the Early Years System Reserve (112218) up to \$100,000; or a Reserve deemed appropriate by the General Manager of Finance/Corporate Services; and,
 - (e) That the Healthy and Safe Communities Department be directed to report back to Council prior to the 2025 Budget process with a recommended operating and program plan for the Community Hub including any required City costs and/or contributions.
- (2) (a) That the motion respecting Arts and Cultural Performance Space and Potential Future Multi-Purpose Community Hub – REVISED, be REFERRED to Planning and Economic Development staff for a report back to the General Issues Committee by Q3 2024 with staff’s evaluation and recommendations on the following:
- (i) Verification of the need for a 1000 seat arts and cultural hub in the City of Hamilton including a benchmark review of similar venues in other municipalities, and the funding and operational models in use;
 - (ii) A thorough evaluation of New Vision’s business case including a complete financial review of the viability of the project and the competency and expertise of the proponents as required to successfully deliver the proposed arts and cultural hub without ongoing City subsidy;
 - (iii) Confirmation of the total City financial and staffing investment required, including the initial \$900,000 capital request, subsequent \$3M capital funding referred to the 2025 capital budget, \$100,000 in initial operational funding, subsequent annual operating funding and any other City funding or subsidy requests and a review of all past City investments and commitments to New Vision;

- (iv) Recommendations for all City funding including appropriate sources through a review of departmental budgets, reserve accounts and long term tax budget impacts;
- (v) Investigation of private investment opportunities and potential for-profit private partnerships for rehabilitation funding, fractional ownership investment and leveraging of industry expertise and financial support;
- (vi) A review of the ownership structure and security of City's investments, in the event that the property is sold by the owner; and,
- (vii) Inclusion of all previous staff reports on this matter as background information for new members of Council.

(g) NOTICES OF MOTION (Item 12)

- (i) City of Hamilton Advocacy at the Federation of Canadian Municipalities Board of Directors Meeting in Prince George, BC in March 2024 (Added Item 12.1)**

The rules of order were waived to introduce a motion respecting the City of Hamilton Advocacy at the Federation of Canadian Municipalities Board of Directors Meeting in Prince George, BC in March 2024.

For disposition of this matter, refer to Item 4.

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

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

That the amendment to the Outstanding Business List, be approved, as follows:

- (a) Item Requiring a New Due Date (Item 13.1(a)):**

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

Current Due Date: March 20, 2024

Proposed Due Date: April 17, 2024

- (ii) Recess**

The General Issues Committee recessed for 30 minutes until 1:30 p.m.

(i) PRIVATE & CONFIDENTIAL (Item 14)

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

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

For disposition of this matter, refer to Item 7.

(ii) Committee moved into Closed Session pursuant to Section 9.3, Sub-section (b), (d), (e), (f), and (h) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-section (b), (d), (e), (f), and (h) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to personal matters about an identifiable individual, including City or local board employees; labour relations or employee negotiations; litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and information explicitly supplied in confidence to the City or a local board by Canada, a province or territory or a Crown agency of any of them.

(iii) Ontario Nurses' Association Local 50, Public Health Services Ratification of Collective Agreement (HUR24003) (City Wide) (Item 14.1)

For disposition of this matter, refer to Item 5.

(iv) Participation in a Litigation Matter (LS24003) (City Wide) (Item 14.2)

For disposition of this matter, refer to Item 6.

(j) ADJOURNMENT (Item 15)

There being no further business, the General Issues Committee adjourned at 2:06 p.m.

Respectfully submitted,

Deputy Mayor Ted McMeekin
Chair, General Issues Committee

Angela McRae
Legislative Coordinator
Office of the City Clerk