



GENERAL ISSUES COMMITTEE REPORT 24-015

9:30 a.m.

September 18, 2024

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

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

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 24-015 AND RESPECTFULLY RECOMMENDS:

1. **2024-2028 Tourism Strategy (PED24046(a)) (City Wide) (Outstanding Business List Item) (Item 8.1)**
 - (a) That the City of Hamilton “2024-2028 Draft Tourism Strategy”, attached as Appendix “A” to Report PED24077, be received;
 - (b) That staff be directed to report back to General Issues Committee with a final “2024-2028 Tourism Strategy” in November 2024; and,
 - (c) That this item be removed from the Outstanding Business List.
2. **Reducing Homelessness and Managing Encampments (HSC24027(b) / FSC24028 / PED24162) (City Wide) (Item 8.2)**
 - (i) (a) That Council approve the following 192 spaces to create temporary shelter capacity in the homeless serving system to respond to the needs of unhoused individuals, homelessness and encampments at an approximate cost of \$3,678,678 for operating, plus \$498,820 in one-time grants from October 1, 2024 – March 31, 2025 to be funded from Housing Sustainability and Investment Roadmap Reserve up to a total of \$4,177,468 with a breakdown as follows:
 - (i) 10 beds for women and gender diverse individuals subject to gender-based violence at Interval House of Hamilton, 6 of which are to be pet friendly \$79,200;

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- (ii) 45 beds at the Asylum Seekers Assistance Program for all genders provided by Wesley \$761,972 and \$178,500 to Refuge Newcomer Health for a total of \$940,472;
 - (iii) 20 beds at Wesley's Special Care Unit for all genders \$399,638;
 - (iv) 20 beds for women and gender diverse individuals provided by the YWCA \$542,320, plus grant provided to funder for capital costs of \$70,000;
 - (v) 24 beds at the Salvation Army for men and gender diverse individuals \$262,800 plus grant provided to funder for capital costs of \$80,000;
 - (vi) 15 beds at Mission Services Emma's Place for women and gender diverse individuals \$268,276;
 - (vii) 8 beds at Mission Services Men's Services for men and gender diverse individuals \$143,080; and,
 - (viii) 50 beds at Good Shepherd Cathedral for men and gender diverse individuals \$1,042,862 plus grant provided to funder for capital costs of \$348,820
- (b) That Council approve the following 192 spaces to create temporary shelter capacity in the homeless serving system to respond to the needs of the unhoused individuals, homelessness and encampments at an approximate cost of \$5,517,973 from April 1, 2025 – December 31, 2025, and approximately \$7,357,297 annually thereafter, be referred to the Housing Services Division's 2025 Tax Operating Budget Process, including 2.5% for inflation, with a breakdown as follows:
- (i) 10 beds for women and gender diverse individuals subject to gender-based violence at Interval House of Hamilton, 6 of which are to be pet friendly \$118,800 (\$158,400 annualized);
 - (ii) 45 additional beds at the Asylum Seekers Assistance Program for all genders provided by Wesley \$1,142,958 (\$1,523,944 annualized) and \$267,750 (\$357,000 annualized) to Refuge Newcomer Health for a total of \$1,880,944;
 - (iii) 20 beds at Wesley's Special Care Unit for all genders \$599,457, (\$799,276 annualized);
 - (iv) 20 beds for women and gender diverse individuals provided by the YWCA \$813,483, (\$1,084,644 annualized);
 - (v) 24 beds at the Salvation Army for men and gender diverse individuals \$394,200, (\$525,600 annualized);
 - (vi) 15 beds at Mission Services Emma's Place for women and gender diverse individuals \$402,413, (\$536,550 annualized);
 - (vii) 8 beds at Mission Services Men's Services for men and gender diverse individuals \$214,620, (\$286,160 annualized); and,
 - (viii) 50 beds at Good Shepherd Cathedral for men and gender diverse individuals \$1,564,292, (\$2,085,723 annualized)

- (ii) (c) That Council approve the provision of Temporary Outdoor Shelters prioritizing (but not limited to) couples and individuals with pets, at an approximate cost of \$7M, with a breakdown as follows:
 - (i) That the operation of the site for 80 temporary outdoor shelter beds from December 1 to December 31, 2024, at an estimated cost of \$241,353 be funded from the Housing Sustainability and Investment Roadmap Reserve;
 - (ii) That operation of the site for 80 temporary outdoor shelter beds from January 1, 2025, to March 31, 2025, with an estimated cost of \$724,060 be funded from the Housing Sustainability and Investment Roadmap Reserve;
 - (iii) That operation of the site for 80 temporary outdoor shelter beds from April 1, 2025 – December 31, 2025, at an estimated cost of \$3,234,135, and approximately \$3,958,195 annually thereafter, including an inflationary increase of 2.5% annually, be referred to the Housing Services Division’s 2025 Tax Operating Budget Process;
 - (iv) A one-time, in year cost of up to \$2.8M to be funded from the Housing Sustainability and Investment Roadmap Reserve, beginning October 1, 2024, for the development of a temporary outdoor shelter site through the execution of a single source policy, with a breakdown as follows:
 - (1) Supply and Installation of structures sufficient to provide shelter for up to 80 individuals, inclusive of couples.
 - (2) Supply and Installation of a common building that will serve as a gathering space and offices for on-site staff.
 - (3) Supply of food, washrooms, showers and laundry amenities.
 - (4) Site Preparation and Servicing (including grading, electrical infrastructure, and fencing), and
 - (5) Connections to any necessary infrastructure required for operation.
 - (v) That the General Manager, Healthy and Safe Communities be authorized to single source contracts with the temporary outdoor shelter operator, the provider of the structures, support services and any site work to prepare the site for the use;
 - (vi) That no encampments be permitted within 1 km of the site to prevent further concentration of encampments near to this fully supported site; and
 - (vii) That Bayfront Park, Pier 4 Park and Central Park be removed as permitted encampment locations under the encampment protocol.
- (iii) (d) That Council approve 7 permanent FTE to undertake the work to support the development of the new temporary shelter beds, operation and support of the temporary outdoor shelter and the

continued temporary programming initiatives, including 4 Emergency Shelter Case Managers, 1 Housing Support Worker, 1 Housing Services Case Aid, and One Senior Project Manager, for an approximate annualized cost of \$800,000, to be broken out as follows:

- (i) That the 7 FTE be funded from Housing Sustainability and Investment Roadmap Reserve up to a total of \$200,000 between October 1, 2024, and December 31, 2024.
 - (ii) That the 7 FTE be funded from Housing Sustainability and Investment Roadmap Reserve up to a total of \$200,000 between January 1, 2025, and March 31, 2025.
 - (iii) That the 7 FTE be included in the Housing Services Division's 2025 Tax Operating Budget, at approximately \$600,000 for April 1, 2025, to December 31, 2025, and \$800,000 annually thereafter.
- (iv) (e) 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 negotiate, enter into, execute and administer any and all contracts, agreements and other documents necessary to implement recommendations (a) through (c) 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.
- (v) That Report HSC24027(b) / FSC24028 / PED24162, Reducing Homelessness and Managing Encampments, be further amended, by adding an additional sub-section (f), as follows:
- (f) That City staff be directed to report back in Q1 2025 on potential changes to the current Encampment Protocol related to the implementation of the City's investment in temporary and permanent shelter spaces, which will enable the City to enforce its Parks and Streets By-law and sunset the current Encampment Protocol to ensure that the City is in compliance with the Charter and current case law.

3. Chedoke Creek Order - Remediation Update (PW19008(w)) (City Wide) (Item 9.1)

That Report PW19008(w), respecting the Chedoke Creek Order - Remediation Update, be received.

- 4. Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15) (Item 10.1)**
- (a) That the General Manager of Healthy and Safe Communities be delegated the authority to provide Service Manager consent under the Housing Services Act, 2011 to Victoria Park Community Homes Inc. to mortgage the properties municipally known as:
- (i) 1049 Rymal Road
 - (ii) 525 Stonechurch Road
 - (iii) 80 Gilcrest Drive
 - (iv) 831 Queenston Road
 - (v) 1 Hamilton Street S.
- (b) That the General Manager of Healthy and Safe Communities be delegated the authority to provide Service Manager consent under the Housing Services Act, 2011 to Victoria Park Community Homes Inc. to mortgage other properties owned by Victoria Park Community Homes Inc. as deemed appropriate by the GM and subject to the following conditions:
- (i) The maximum amount of the mortgage for each property shall not exceed 75% of the value of each property at the date of request and;
 - (ii) The properties must not be subject to any other mortgage/charge other than a mortgage/charge securing a grant from Canada Housing and Mortgage Corporation (CHMC) to be used for capital repairs, increasing energy efficiency, and increasing accessibility in all their current housing stock.
- (c) That the General Manager of Healthy and Safe Communities be authorized to enter and execute any ancillary agreements and documents necessary to give effect to the Service Manager consent for Victoria Park Community Homes Inc.
- 5. Delegated Authority for Municipal Aid Agreements (PW24053) (City Wide) (Item 10.2)**
- (a) That the City of Hamilton delegate authority to the General Manager, Public Works to enter into mutual aid agreements where it is operationally feasible to do so, and there is no additional labour and material cost to the City, in a form satisfactory to the City Solicitor and Risk Management, an example of which is shown in Appendix "A" PW24053;
- (b) That the City Solicitor or their delegate be authorized and directed to take all necessary steps and execute all necessary documents to complete and enter into mutual aid agreements if requested by the General Manager, Public Works; and

- (c) That the applicable Public Works Director be directed to provide, within a reasonable timeframe, a Communication Update to Council when a Mutual Aid Agreement has been authorized.

6. Art Gallery of Hamilton Update (PED24185) (City Wide) (Outstanding Business List Item) (Item 10.4)

- (a) That the City provide one-time funding to the Art Gallery of Hamilton, through a grant, up to the amount of \$1,210,000, to support costs associated with 2024 utility charges and facility-related costs that are contributing factors to a forecasted 2024 year-end deficit to be funded from Tax Stabilization Reserve (#10046); and
- (b) That staff be directed and authorized to enter into negotiations with the Art Gallery of Hamilton to replace the existing agreements with a new agreement that addresses caring for and preserving City assets or assets that will revert to the City, including the Collection, and ensuring the building is maintained in a state of good repair, with a report back to Council.

7. Developing an Evaluation Framework to Identify and Evaluate Leasing Options Based on City Building Priorities (Item 11.1)

WHEREAS, the Corporate Real Estate Office (CREO) is responsible for the management of the City of Hamilton's (City) real estate assets and portfolio;

WHEREAS, the CREO business activities include real property transactions, property valuation services, strategic and portfolio planning, and supporting clients and programs to ensure the efficient delivery of City services;

WHEREAS, the City of Hamilton is a significant landowner and tenant, owning and leasing substantial office space in the City of Hamilton;

WHEREAS, the shift to remote work and hybrid work models has altered traditional assumptions about the amount and type of office space required for service delivery, affecting the dynamics of the office market;

WHEREAS, the City of Hamilton has declared emergencies related to Homelessness, Mental Health and Opioid Addiction and is committed to finding solutions for these humanitarian crises;

WHEREAS, historically, the City of Hamilton has focused on economic considerations when leasing space for its operations;

WHEREAS, the City's leasing decisions can influence the office market related to economic activity, development standards for parking and climate change considerations, preserving heritage buildings, and guiding the timing of the development and redevelopment of adjacent lands and properties;

WHEREAS, real estate decisions enable the City to support and shape the growth of the City, reinforcing the City's commitment to intensification and reurbanization to accommodate forecasted population and employment growth within the established urban area of Hamilton; and

WHEREAS, the 2024 CREO Asset Management Plan focused on ensuring value for money in leasing of buildings, but does not require that the CREO evaluate and negotiate leases based on Council's broader city-building priorities.

THEREFORE, BE IT BE RESOLVED:

- (a) That Corporate Real Estate Office (CREO) staff be directed to develop and report back to the General Issues Committee with an evaluation framework to be utilized when identifying and evaluating leasing options, including assessment enrichment opportunities within already serviced lands, alternative work models, site locations, associated costs, and the alignment of the proposed leases with Council's adopted growth strategy and city building priorities; and
- (b) That Corporate Real Estate Office (CREO) staff be directed to include the results of the evaluation, based on this framework, in all future reports.

8. Investigation of Possible Future Public Use for 175 Lawrence Rd (Former Hamilton Pressed Brick Company Site) (Ward 3) (Item 11.2)

WHEREAS, the property at 175 Lawrence Road, which was the site of the Hamilton Pressed Brick Company was sold, and the current owners have approached the city about possible use of the property for public purposes including recreation, natural heritage preservation, and/or cultural;

WHEREAS, the site has limited private development potential due to a lack of fully open vehicle and pedestrian access across the active rail line from Lawrence Rd, natural features on the site and open space planning designation;

WHEREAS, the current owners commissioned a cultural heritage assessment of the site which recognized significant cultural heritage resources and followed its recommendations to retain, stabilize and maintain heritage buildings which are representative of the brick making process and Hamilton's industrial heritage for future possible heritage designation, adaptive reuse and interpretation;

WHEREAS, the site is at the base of the Niagara Escarpment adjacent to the Rail Trail and future improvements may allow for a possible pedestrian connection from Gage Park to the Rail Trail and escarpment lands;

WHEREAS, the current owners have approached staff and the Ward 3 Councillor's Office with a preliminary proposal exploring future public uses on the site inspired in part by the Don Valley Brickworks project;

WHEREAS, the current owners have expressed an interest in exploring a long term plan to transfer the property or parts of the property to the City through lease agreements, partial purchase or donation for enhanced public use.

THEREFORE, BE IT RESOLVED:

- (a) That Public Works, Planning, and Economic Development staff be directed to investigate what opportunities and constraints exist to inform future public access at 175 Lawrence Rd, including the following:
 - (i) consultation with permitting authorities including CPKC Rail and the Niagara Escarpment Commission,
 - (ii) review of the site for access, cultural heritage, natural heritage and any other related issues, and,
- (b) That staff report back to the General Issues Committee in Q3 2025 on the feasibility of accommodating public uses at 175 Lawrence, such as, but not limited to, trails, heritage interpretation, and events.

9. Sale of Land in the City of Hamilton (PED24100) (Ward 15) (Item 14.2)

- (a) That city property required for construction of the Highway 5 and Highway 6 interchange, identified in Confidential Appendix “A” to Report PED24100 and described in Confidential Appendix “B” to Report PED24100, be declared surplus in accordance with the City’s Real Estate Portfolio Management Strategy Plan and Sale of Land Policy By-law 13-204, and the transfer to His Majesty the King in right of the Province of Ontario, represented by the Minister of Transportation for the Province of Ontario, be approved;
- (b) That the consideration outlined in Confidential Appendix “B” to Report PED24100 be credited to Project ID Account No. 47702-3561850200 (Property Purchases and Sales);
- (c) That the Real Estate and Legal Administration fees of \$171,190 be funded from Project ID Account No. 59806-3561850200 and credited to Dept. ID Account No. 59806-812036 (Real Estate – Admin Recovery), and all remaining funds be transferred to Project ID 4031280294 (Highway 5 and Highway 6 Interchange Environmental Assessment and Implementation) toward the city’s share of construction and implementation costs;
- (d) That the City Solicitor be authorized and directed to complete the transaction on behalf of the city, paying any necessary expenses, including but not limited to, disbursements, Land Transfer Tax and property taxes, amending the closing, due diligence, and other dates, and amending and waiving terms and conditions on such terms as they consider reasonable;

- (e) That the City Solicitor be authorized and directed to execute all necessary documents for the Sale of Land in the City of Hamilton, in a form satisfactory to the City Solicitor; and,
- (f) That the complete Report PED24100 respecting the Sale of Land in the City of Hamilton, located in Ward 15, remain confidential until completion of the real estate transaction.

10. Memorandum of Understanding with City and Aeon Studio Group on Barton-Tiffany Land (PED19063(f)) (Ward 2) (Item 14.3)

- (a) That the direction provided to staff in Closed Session respecting Report PED19063(f) be approved and remain confidential; and,
- (b) That Report PED19063(f) respecting the Memorandum of Understanding with City and Aeon Studio Group on Barton-Tiffany Land remain confidential.

11. Legal Opinion on Sanctioned Sites (LS24022) (City Wide) (Added Item 14.4)

That Report LS24022, respecting Legal Opinion on Sanctioned Sites, be received and remain confidential.

FOR INFORMATION:

(a) APPROVAL OF AGENDA (Item 2)

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

5. COMMUNICATIONS

5.1 Correspondence respecting Encampments, from the following individuals:

- (b) Cameron Stringer
- (c) Mary Aduckiewicz
- (d) Andrew Tziatis and Petition
- (e) Barry Johnson
- (f) Brenda Wilkie
- (g) Alexandra Smith
- (h) Brian Perro
- (i) Phil Pidgeon

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

5.2 Correspondence respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide), from the following individuals:

- (a) Maria V. Fortunato, Executive Director, Hamilton Halton Brant Regional Tourism Association
- (b) Greg Dunnett, President and CEO, Hamilton Chamber of Commerce
- (c) Jason Cassis, President & CEO, Equal Parts Hospitality
- (d) PJ Mercanti, CEO, Carmen's Group
- (e) Andreanna Zerafa, VP of Brand & Culture, Other Bird
- (f) Tim Potocic, Owner, Sonic Unyon Records
- (g) Jeremy Freiburger, Cobalt Connects Creativity
- (h) Darko Vranich, CEO, Vrancor Group Inc.

Recommendation: Be received and referred to consideration of Item 8.1.

6. DELEGATION REQUESTS

6.1 Aileen Black, respecting the significant issue of food waste and the lack of recycling practices at Tim Hortons Field, a city-owned sports venue (In-Person) (For a future meeting) – WITHDRAWN

6.2 Delegation Requests respecting Encampments and Homelessness, for today's meeting, from the following individuals:

- (c) Andrew Selman (In-Person)
- (d) Mary Aduckiewicz (In-Person)
- (e) Barry Johnson (In-Person)
- (f) Peter Weisner (In-Person)
- (g) Gessie Stearns (In-Person)
- (h) Jan Martin (In-Person)

6.4 Delegation Request respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide), for today's meeting, from the following individual:

- (a) Greg Dunnett, Hamilton Chamber of Commerce (In-Person)

6.5 Lori-Anne Gagne, Victoria Park Community Homes Inc., respecting Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15) (In-Person) (For today's meeting)

7. DELEGATIONS

- 7.1 Delegation from Sarah Warry, The Bridge From Prison to Community, respecting their program and need for assistance to help house those with criminal records, mental health issues and addictions in our transitional housing program (In-Person) (Approved September 4, 2024) – WITDRAWN and moved to the October 2, 2024 General Issues Committee meeting at the request of the delegate

8. STAFF PRESENTATIONS

- 8.2 Reducing Homelessness and Managing Encampments (HSC24027(b) / FSC24028 / PED24162) (City Wide) - REVISED

10. DISCUSSION ITEMS

- 10.3 Delegated Authority to Receive Grants (PED24161) (City Wide) – WITHDRAWN

14. PRIVATE AND CONFIDENTIAL

- 14.4 Legal Opinion on Sanctioned Sites (LS24022) (City Wide)

CHANGE TO THE ORDER OF THE AGENDA

That Item 6.2(f), a delegation from Pete Weisner respecting Encampments and Homelessness, for today's meeting, once approved, be permitted to speak first (Item 7.2(a)) to accommodate his schedule.

The agenda for the September 18, 2024 General Issues Committee meeting, was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 3)

Councillor Hwang declared a disqualifying interest to Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15), and Item 6.5 - Delegation Request from Lori-Anne Gagne, Victoria Park Community Homes Inc., respecting Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15) (In-Person) (For today's meeting), as she is currently a tenant of Victoria Park Community Homes Inc.

Councillor Hwang declared a disqualifying interest to Item 14.3 - Memorandum of Understanding with City and Aeon Studio Group on Barton-Tiffany Land (PED19063(f)), as her business partner may still have a business relationship with Aeon Group.

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

(i) September 4, 2024 (Item 4.1)

The minutes of the September 4, 2024 General Issues Committee, were approved, as presented.

(d) COMMUNICATIONS (Item 5)

Communication Items 5.1 and 5.2, were approved, as presented, as follows:

(i) Correspondence respecting Encampments, from the following individuals (Item 5.1):

- (a) Peter Morgan (Item 5.1(a))
- (b) Cameron Stringer (Added Item 5.1(b))
- (c) Mary Aduckiewicz (Added Item 5.1(c))
- (d) Andrew Tziatis and Petition (Added Item 5.1(d))
- (e) Barry Johnson (Added Item 5.1(e))
- (f) Brenda Wilkie (Added Item 5.1(f))
- (g) Alexandra Smith (Added Item 5.1(g))
- (h) Brian Perro (Added Item 5.1(h))
- (i) Phil Pidgeon (Added Item 5.1(i))

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

(ii) Correspondence respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide), from the following individuals (Added Item 5.2):

- (a) Maria V. Fortunato, Executive Director, Hamilton Halton Brant Regional Tourism Association (Added Item 5.2(a))
- (b) Greg Dunnett, President and CEO, Hamilton Chamber of Commerce (Added Item 5.2(b))
- (c) Jason Cassis, President & CEO, Equal Parts Hospitality (Added Item 5.2(c))
- (d) PJ Mercanti, CEO, Carmen's Group (Added Item 5.2(d))
- (e) Andreanna Zerafa, VP of Brand & Culture, Other Bird (Added Item 5.2(e))
- (f) Tim Potocic, Owner, Sonic Unyon Records (Added Item 5.2(f))
- (g) Jeremy Freiburger, Cobalt Connects Creativity (Added Item 5.2(g))
- (h) Darko Vranich, CEO, Vrancor Group Inc. (Added Item 5.2(h))

Recommendation: Be received and referred to consideration of Item 8.1.

(e) **DELEGATION REQUESTS (Item 6)**

(i) The following Delegation Requests, were approved:

(1) **Delegation Requests respecting Encampments and Homelessness, for today's meeting, from the following individuals (Item 6.2):**

- (a) Jessica Roppelt (Virtually) (Item 6.2(a))
- (b) Barb Trebych (In-Person) (Item 6.2(b))
- (c) Andrew Selman (In-Person) (Added Item 6.2(c))
- (d) Mary Aduckiewicz (In-Person) (Added Item 6.2(d))
- (e) Barry Johnson (In-Person) (Added Item 6.2(e))
- (f) Peter Weisner (In-Person) (Added Item 6.2(f))
- (g) Gessie Stearns (In-Person) (Added Item 6.2(g))
- (h) Jan Martin (In-Person) (Added Item 6.2(h))

(2) **Lee Fairbanks, respecting a plan to adjust existing tree planting policies to align them with the City's Climate Change Emergency and Urban Tree Canopy goals (In-Person) (For a future meeting) (Item 6.3)**

(3) **Delegation Request respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide), for today's meeting, from the following individual (Added Item 6.4):**

- (a) Greg Dunnett, Hamilton Chamber of Commerce (In-Person) (Added Item 6.4(a))

(4) **Lori-Anne Gagne, Victoria Park Community Homes Inc., respecting Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15) (In-Person) (For today's meeting) (Added Item 6.5)**

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

(i) **Delegations respecting Encampments and Homelessness (Added Item 7.2)**

(1) The following delegates addressed the Committee respecting Encampments and Homelessness:

- (a) Peter Weisner (In-Person) (Added Item 7.2(a))

The delegate was provided with an additional 5 minutes to complete their delegation.

- (b) Andrew Selman (In-Person) (Added Item 7.2(d))
- (c) Mary Aduckiewicz (In-Person) (Added Item 7.2(e))
- (d) Barry Johnson (In-Person) (Added Item 7.2(f))
- (e) Gessie Stearns (In-Person) (Added Item 7.2(g))
- (f) Jan Martin (In-Person) (Added Item 7.2(h))

(2) The following delegates were not present when called upon:

- (a) Jessica Roppelt (Virtually) (Added Item 7.2(b))
- (b) Barb Trebych (In-Person) (Added Item 7.2(c))

(3) The following delegations respecting Encampments and Homelessness, were received:

- (a) Peter Weisner (In-Person) (Added Item 7.2(a))
- (b) Andrew Selman (In-Person) (Added Item 7.2(d))
- (c) Mary Aduckiewicz (In-Person) (Added Item 7.2(e))
- (d) Barry Johnson (In-Person) (Added Item 7.2(f))
- (e) Gessie Stearns (In-Person) (Added Item 7.2(g))
- (f) Jan Martin (In-Person) (Added Item 7.2(h))

(ii) Delegation respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide) (Added Item 7.3)

(1) The following delegate addressed the Committee respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide):

- (a) Greg Dunnett, Hamilton Chamber of Commerce (In-Person) (Added Item 7.3(a))

(2) The following delegation respecting Item 8.1 - 2024-2028 Tourism Strategy (PED24046(a)) (City Wide), was received:

- (a) Greg Dunnett, Hamilton Chamber of Commerce (In-Person) (Added Item 7.3(a))

(iii) Delegation from Lori-Anne Gagne, Victoria Park Community Homes Inc., respecting Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15) (In-Person) (Added Item 7.4)

Lori-Anne Gagne, Victoria Park Community Homes Inc., addressed the Committee respecting Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15).

The Delegation from Lori-Anne Gagne, Victoria Park Community Homes Inc., respecting Item 10.1 - Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15), was received.

(g) STAFF PRESENTATIONS (Item 8)

(i) 2024-2028 Tourism Strategy (PED24046(a)) (City Wide) (Outstanding Business List Item) (Item 8.1)

- (1) Lisa Abbott, Acting Director of Tourism and Culture; Ryan McHugh, Manager, Tourism and Events, and Hildegard Snelgrove, Business Development Consultant – Tourism, addressed the Committee with a presentation respecting Report PED24046(a), 2024-2028 Tourism Strategy.

The staff presentation respecting Report PED24046(a), 2024-2028 Tourism Strategy, was received.

For further disposition of this matter, refer to Item 1.

(ii) Recess

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

The General Issues Committee Meeting reconvened at 1:32 p.m.

(iii) Reducing Homelessness and Managing Encampments (HSC24027(b) / FSC24028 / PED24162) (City Wide) (Item 8.2)

- (1) Marnie Cluckie, City Manager, and Grace Mater, General Manager, Healthy and Safe Communities, provided some opening remarks and introduced Al Fletcher, Acting Director, Housing Services Division who addressed the Committee with a presentation respecting Report HSC24027(b) / FSC24028 / PED24162, Reducing Homelessness and Managing Encampments.

The staff presentation respecting Report HSC24027(b) / FSC24028 / PED24162, Reducing Homelessness and Managing Encampments, was received.

- (2) (a) That consideration of Report HSC24027(b) / FSC24028 / PED24162, Reducing Homelessness and Managing Encampments, be DEFERRED until after Closed Session; and,
- (b) That Report LS24022, Legal Opinion on Sanctioned Sites (Item 14.4) be moved up the agenda to be considered in Closed Session at this time.

(h) PRIVATE AND CONFIDENTIAL (Item 14)

- (i) That Committee move into Closed Session for Item 14.4 pursuant to Section 9.3, Sub-sections (e) and (f) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the City or a local board; and the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

The General Issues Committee meeting reconvened in Open Session at 4:22 p.m.

(ii) Legal Opinion on Sanctioned Sites (LS24022) (City Wide) (Added Item 14.4)

For disposition of this matter, refer to Item 11.

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

(i) Reducing Homelessness and Managing Encampments (HSC24027(b) / FSC24028 / PED24162) (City Wide) (Item 8.2)

The Report was put on the floor as follows:

- (1)** (a) That Council approve the following 192 spaces to create temporary shelter capacity in the homeless serving system to respond to the needs of unhoused individuals, homelessness and encampments at an approximate cost of \$3,678,678 for operating, plus \$498,820 in one-time grants from October 1, 2024 – March 31, 2025 to be funded from Housing Sustainability and Investment Roadmap Reserve up to a total of \$4,177,468 with a breakdown as follows:
- (i) 10 beds for women and gender diverse individuals subject to gender-based violence at Interval House of Hamilton, 6 of which are to be pet friendly \$79,200;
 - (ii) 45 beds at the Asylum Seekers Assistance Program for all genders provided by Wesley \$761,972 and \$178,500 to Refuge Newcomer Health for a total of \$940,472;
 - (iii) 20 beds at Wesley's Special Care Unit for all genders \$399,638;
 - (iv) 20 beds for women and gender diverse individuals provided by the YWCA \$542,320, plus grant provided to funder for capital costs of \$70,000;

- (v) 24 beds at the Salvation Army for men and gender diverse individuals \$262,800 plus grant provided to funder for capital costs of \$80,000;
 - (vi) 15 beds at Mission Services Emma's Place for women and gender diverse individuals \$268,276;
 - (vii) 8 beds at Mission Services Men's Services for men and gender diverse individuals \$143,080; and,
 - (viii) 50 beds at Good Shepherd Cathedral for men and gender diverse individuals \$1,042,862 plus grant provided to funder for capital costs of \$348,820
- (b) That Council approve the following 192 spaces to create temporary shelter capacity in the homeless serving system to respond to the needs of the unhoused individuals, homelessness and encampments at an approximate cost of \$5,517,973 from April 1, 2025 – December 31, 2025, and approximately \$7,357,297 annually thereafter, be referred to the Housing Services Division's 2025 Tax Operating Budget Process, including 2.5% for inflation, with a breakdown as follows:
- (i) 10 beds for women and gender diverse individuals subject to gender-based violence at Interval House of Hamilton, 6 of which are to be pet friendly \$118,800 (\$158,400 annualized);
 - (ii) 45 additional beds at the Asylum Seekers Assistance Program for all genders provided by Wesley \$1,142,958 (\$1,523,944 annualized) and \$267,750 (\$357,000 annualized) to Refuge Newcomer Health for a total of \$1,880,944;
 - (iii) 20 beds at Wesley's Special Care Unit for all genders \$599,457, (\$799,276 annualized);
 - (iv) 20 beds for women and gender diverse individuals provided by the YWCA \$813,483, (\$1,084,644 annualized);
 - (v) 24 beds at the Salvation Army for men and gender diverse individuals \$394,200, (\$525,600 annualized);
 - (vi) 15 beds at Mission Services Emma's Place for women and gender diverse individuals \$402,413, (\$536,550 annualized);
 - (vii) 8 beds at Mission Services Men's Services for men and gender diverse individuals \$214,620, (\$286,160 annualized); and,
 - (viii) 50 beds at Good Shepherd Cathedral for men and gender diverse individuals \$1,564,292, (\$2,085,723 annualized)

- (c) That Council approve the provision of Temporary Outdoor Shelters prioritizing (but not limited to) couples and individuals with pets, at an approximate cost of \$7M, with a breakdown as follows:
 - (i) That the operation of the site for 80 temporary outdoor shelter beds from December 1 to December 31, 2024, at an estimated cost of \$241,353 be funded from the Housing Sustainability and Investment Roadmap Reserve;
 - (ii) That operation of the site for 80 temporary outdoor shelter beds from January 1, 2025, to March 31, 2025, with an estimated cost of \$724,060 be funded from the Housing Sustainability and Investment Roadmap Reserve;
 - (iii) That operation of the site for 80 temporary outdoor shelter beds from April 1, 2025 – December 31, 2025, at an estimated cost of \$3,234,135, and approximately \$3,958,195 annually thereafter, including an inflationary increase of 2.5% annually, be referred to the Housing Services Division's 2025 Tax Operating Budget Process;
 - (iv) A one-time, in year cost of up to \$2.8M to be funded from the Housing Sustainability and Investment Roadmap Reserve, beginning October 1, 2024, for the development of a temporary outdoor shelter site through the execution of a single source policy, with a breakdown as follows:
 - (1) Supply and Installation of structures sufficient to provide shelter for up to 80 individuals, inclusive of couples.
 - (2) Supply and Installation of a common building that will serve as a gathering space and offices for on-site staff.
 - (3) Supply of food, washrooms, showers and laundry amenities.
 - (4) Site Preparation and Servicing (including grading, electrical infrastructure, and fencing), and
 - (5) Connections to any necessary infrastructure required for operation.
 - (v) That the General Manager, Healthy and Safe Communities be authorized to single source contracts with the temporary outdoor shelter operator, the provider of the structures, support services and any site work to prepare the site for the use;
- (d) That Council approve 7 permanent FTE to undertake the work to support the development of the new temporary shelter beds, operation and support of the temporary outdoor shelter and the continued temporary programming initiatives, including 4 Emergency Shelter Case Managers, 1 Housing Support

Worker, 1 Housing Services Case Aid, and One Senior Project Manager, for an approximate annualized cost of \$800,000, to be broken out as follows:

- (i) That the 7 FTE be funded from Housing Sustainability and Investment Roadmap Reserve up to a total of \$200,000 between October 1, 2024, and December 31, 2024.
 - (ii) That the 7 FTE be funded from Housing Sustainability and Investment Roadmap Reserve up to a total of \$200,000 between January 1, 2025, and March 31, 2025.
 - (iii) That the 7 FTE be included in the Housing Services Division's 2025 Tax Operating Budget, at approximately \$600,000 for April 1, 2025, to December 31, 2025, and \$800,000 annually thereafter.
- (e) 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 negotiate, enter into, execute and administer any and all contracts, agreements and other documents necessary to implement recommendations (a) through (c) 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.

(2) Extend Curfew

The General Issues Committee meeting of September 18, 2024 was extended past the 5:30 pm curfew, up to an additional 2 hours.

(3) That Report HSC24027(b) / FSC24028 / PED24162, Reducing Homelessness and Managing Encampments, *be amended*, by adding (vi) and (vii) to Sub-Section (c), as follows:

- (c) That Council approve the provision of Temporary Outdoor Shelters prioritizing (but not limited to) couples and individuals with pets, at an approximate cost of \$7M, with a breakdown as follows:
- (vi) *That no encampments be permitted within 1 km of the site to prevent further concentration of encampments near to this fully supported site; and,***
 - (vii) *That Bayfront Park, Pier 4 Park and Central Park be removed as permitted encampment locations under the encampment protocol.***

Item 8.2 (c), **as amended**, was voted on separately. For disposition of Item 8.2 (c), **as amended**, refer to Item 2(ii).

Item 8.2 (a) and (b), were voted on separately. For disposition of Item 8.2 (a) and (b), refer to Item 2(i).

Item 8.2 (d) was voted on separately. For disposition of Item 8,2 (d), refer to Item 2(iii).

Item 8.2 (e) was voted on separately. For disposition of Item 8.2 (e), refer to Item 2(iv).

(j) DISCUSSION ITEMS (Item 10)

(i) Service Manager Consent for Victoria Park Community Homes Inc. (HSC24035) (Wards 5,6,7,14 and 15) (Item 10.1)

The Report was put on the floor as follows:

(1) (a) That the General Manager of Healthy and Safe Communities be delegated the authority to provide Service Manager consent under the Housing Services Act, 2011 to Victoria Park Community Homes Inc. to mortgage the properties municipally known as:

- (i) 1049 Rymal Road
- (ii) 525 Stonechurch Road
- (iii) 80 Gilcrest Drive
- (iv) 831 Queenston Road
- (v) 1 Hamilton Street S.

(b) That the General Manager of Healthy and Safe Communities be delegated the authority to provide Service Manager consent under the Housing Services Act, 2011 to Victoria Park Community Homes Inc. to mortgage other properties owned by Victoria Park Community Homes Inc. as deemed appropriate by the GM and subject to the following conditions:

- (i) The maximum amount of the mortgage for each property shall not exceed 40% of the value of each property at the date of request and;
- (ii) The properties must not be subject to any other mortgage/charge other than a mortgage/charge securing a grant from Canada Housing and Mortgage Corporation (CHMC) to be used for capital repairs, increasing energy efficiency, and increasing accessibility in all their current housing stock.

- (c) That the General Manager of Healthy and Safe Communities be authorized to enter and execute any ancillary agreements and documents necessary to give effect to the Service Manager consent for Victoria Park Community Homes Inc.
- (2) That Sub-Section (b)(i) to Report HSC24035, Service Manager Consent for Victoria Park Community Homes Inc., **be amended**, by replacing **40%** with **75%**, as follows:
 - (b) That the General Manager of Healthy and Safe Communities be delegated the authority to provide Service Manager consent under the Housing Services Act, 2011 to Victoria Park Community Homes Inc. to mortgage other properties owned by Victoria Park Community Homes Inc. as deemed appropriate by the GM and subject to the following conditions:
 - (i) The maximum amount of the mortgage for each property shall not exceed **75% 40%** of the value of each property at the date of request and;

For disposition of this matter, refer to Item 4.

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

(i) Extend Curfew

The General Issues Committee meeting of September 18, 2024 was extended past the 7:30 pm extended curfew, up to an additional 1 hours.

(ii) Amendments to the Outstanding Business List (Added Item 13.1):

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

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

Downtown Entertainment District Annual Status Update 2024
(PED24089) (Ward 2)

Added: August 12, 2024 at GIC (Item 9.3)

Completed: September 4, 2024 at GIC (Item 10.4)

OBL Item: GIC-08/12/24-9.3

Ontario Ministry of Transportation (MTO) to Upload the Red Hill Valley Parkway and Lincoln M. Alexander Parkway to Own, Operate and Maintenance as a Provincial Highway (Ward 1)

Added: December 13, 2023 at Council (Item 7.14(c))

Completed: April 3, 2024 at GIC (Item 14.4)

(l) PRIVATE & CONFIDENTIAL (Item 14) (Continued)

Committee determined that discussion of Item 14.1 was not required in Closed Session; therefore, the matter was addressed in Open Session, as follows:

(i) Closed Session Minutes – September 4, 2024 (Item 14.1)

The Closed Session minutes of the September 4, 2024 General Issues Committee meeting, were approved and remain confidential.

- (ii)** Committee move into Closed Session for Items 14.2 and 14.3 pursuant to Section 9.3, Sub-sections (c) and (j) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (c) and (j) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to a proposed or pending acquisition or disposition of land by the municipality or local board; and a trade secret or scientific, technical, commercial, or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

The General Issues Committee meeting reconvened in Open Session at 8:21 p.m.

(iii) Sale of Land in the City of Hamilton (PED24100) (Ward 15) (Item 14.2)

For disposition of this matter, refer to Item 9.

(iv) Memorandum of Understanding with City and Aeon Studio Group on Barton-Tiffany Land (PED19063(f)) (Ward 2) (Item 14.3)

For disposition of this matter, refer to Item 10.

(m) ADJOURNMENT (Item 15)

There being no further business, the General Issues Committee adjourned at 8:27 p.m.

Respectfully submitted,

Deputy Mayor Esther Pauls
Chair, General Issues Committee

Angela McRae
Legislative Coordinator
Office of the City Clerk