



## **GENERAL ISSUES COMMITTEE REPORT 24-020**

9:30 a.m.

November 20, 2024

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

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

### **THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 24-020 AND RESPECTFULLY RECOMMENDS:**

1. **Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting (HSC23028(f) / FCS23055(d) / PED23099(g)) (City Wide) (Item 8.1)**
  - (a) That the Progress on the Year 2 (2024) Program of Work for the Housing Sustainability and Investment Roadmap (HSIR) attached as Appendix "A" to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received;
  - (b) That the Year 3 (2025) Program of Work for the Housing Sustainability & Investment Roadmap (HSIR) attached as Appendix "A" to General Issues Committee Report 24-020 be approved;
  - (c) That the City of Hamilton Draft Housing Needs Assessment attached as Appendix "C" to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received and that staff be directed to bring the final report back to the General Issues Committee in Q2 2025;
  - (d) That the City of Hamilton Finance and Acquisition Action Plan attached as Appendix "D" to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received and that staff be directed to bring the final report back to the General Issues Committee in Q2 2025.

- (e) That the HSIR Executive Committee to the Housing Secretariat under the oversight of the General Manager of the Finance and Corporate Services Department, receive delegated authority to enter into financial commitments of over \$2.5 million and up to \$6 million, provided the municipal contributions are being funded solely from funds managed by the City allocated to the Affordable Housing Funding Program Reserve account number 112257, the Affordable Housing Property Reserve account number 112256, the Supportive Housing Funding Account, and any other funds managed by the City that is deemed necessary or to be used for affordable housing;
- (f) That delegated authority be given to staff as it relates to the pre-development analysis, disposition strategies and sale of surplus land that has been identified for affordable housing, including:
  - (i) That the General Manager, Planning and Economic Development Department, or their designate, to initiate any and all necessary Planning Act applications as required, to develop and implement disposition processes including the authority to complete such disposition agreements and any ancillary agreements, to implement mechanisms to secure affordable housing units, to revise development concepts and disposition strategies for sites that have been deemed surplus and have previously approved strategies, to pay any necessary expenses and disbursements, and to amend and waive terms and conditions including development timelines on such terms as deemed reasonable, all in a form acceptable to the City Solicitor;
  - (ii) That the Chief Corporate Real Estate Officer, or their designate, to negotiate any and all agreements relating to the sale and/or lease of current and future surplus municipal lands that have been identified and approved for affordable housing purposes for a nominal value based on terms and conditions to the satisfaction of the General Manager, Planning and Economic Development, and in a form satisfactory to the City Solicitor;
  - (iii) That the Mayor and City Clerk be authorized and directed to execute all necessary documents respecting the disposition of all current and future surplus municipal lands identified and approved by Council for affordable housing, in a form satisfactory to the City Solicitor;
- (g) That staff be directed to submit applications for any funding opportunities available through the Federation of Canadian Municipalities, as needed, and report back to Council on the status of those applications.

**2. Hamilton-Wentworth Catholic District School Board Liaison Committee  
Report 24-001 - October 30, 2024 (Item 9.1)**

That the Hamilton-Wentworth Catholic District School Board Liaison Committee Report 24-001 - October 30, 2024, be received.

**3. Concession Street Business Improvement Area Changes to Board of Directors (PED24199) (Ward 7) (Item 9.2)**

(a) That the following individual be removed from the Concession Street Business Improvement Area Board of Management:

(i) Diane Hines, Made You Look.

(b) That the following individual be appointed to the Concession Street Business Improvement Area Board of Management:

(i) Jinay Shah, Delight Corner.

**4. Cybersecurity Incident Costing Update (CM24005(a)) (City Wide) (Item 9.3)**

(i) That staff be directed to report back to the General Issues Committee with details of the external supports and further description of the external work provided during the Cybersecurity incident.

(ii) That Report CM24005(a), respecting Cybersecurity Incident Costing Update, be received.

**5. Hamilton-Wentworth District School Board (HWDSB) Report 24-002 - October 30, 2024 (Item 10.1)**

**(1) Feedback respecting Analysis of Hamilton Schools with Adequate HVAC Systems (Item 10.1)**

(a) That the staff of Hamilton-Wentworth District School Board be directed to share a summary of their monitoring activity with a report back to the Hamilton-Wentworth District School Board Liaison Committee no later than Q1 2025; and,

(b) That staff of Hamilton-Wentworth District School Board staff collaborate with Public Health on the scope of the summary of monitoring activity.

- 6. Service Manager Consent for Hamilton East Kiwanis Non-Profit Homes Inc. – East Ave & Fullerton (HSC24041) (Ward 3) (Item 10.2)**
- (a) That the City in its capacity as Service Manager under the *Housing Services Act, 2011* consent to Hamilton East Kiwanis Non-Profit Homes Incorporated encumbering the properties municipally known as 12, 14 & 16 East Ave North and 68 to 74 Fullerton Ave. North to secure the line of credit for \$5M from the Hamilton Community Foundation; and,
  - (b) That the General Manager of Healthy and Safe Communities be directed and authorized to prepare, enter and execute any ancillary agreements and documents necessary to give effect to the Service Manager consent for Hamilton East Kiwanis Non-Profit Homes Inc.
- 7. Service Manager Consent for Hamilton East Kiwanis Non-Profit Homes to Encumber 71 Sanford Avenue North (HSC24046) (Ward 3) (Item 10.3)**
- (a) That the City in its capacity as Service Manager under the *Housing Services Act, 2011* consent to Hamilton East Kiwanis Non-Profit Homes Incorporated encumbering the property municipally known as 71 Sanford Ave. N. in the amount of \$2,987,220 subject to Hamilton East Kiwanis Non-Profit Homes Incorporated obtaining approval for a grant and loan by Canada Mortgage and Housing Corporation through their Canada Greener Affordable Housing Funding to facilitate the completion of a deep energy retrofit of their apartment buildings at 21 and 71 Sanford Ave. N.; and,
  - (b) 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 Hamilton East Kiwanis Non-Profit Homes Incorporated.
- 8. Reducing Homelessness and Managing Encampments (HSC24027(d)) (City Wide) (Item 10.4)**
- (i) That staff be directed to report back to the General Issues Committee on a semi-annual basis respecting the number of individuals that have transitioned out of tent encampments to social housing, residential care facilities, transitional housing, and shelter beds.
  - (ii) (a) That Council approve the discontinuation of the following annualized seasonal programs and the redirection of funds to support initiatives as outlined in the recommendations within Report HSC24027(d):
    - (i) The operation of one Hamilton Transit warming bus, along with on-site support staff, initially approved in the 2024 Budget at a cost of \$150,000 and \$67,550, respectively;

- (ii) The additional operating hours at three designated recreation facilities on statutory holidays and other days they are regularly closed, initially approved in the 2024 Budget at a cost of \$103,660;
  - (iii) The extended operating hours at the Hamilton Public Library (HPL) Central Location, initially approved in the 2024 Budget at a cost of \$10,070.
- (b) That Council approve annualized funding to create 45 permanent emergency shelter beds (35 at Mission Services and 10 at the Salvation Army) serving men and gender-diverse individuals, operating twelve months of the year, at an approximate cost of \$1,302,535, effective December 1, 2024, (annualized cost of \$1,202,340) to be funded as follows:
  - (i) For the period of December 1, 2024 to December 31, 2024: \$100,195 be funded from in-year savings from the approval of Recommendation (a);
  - (ii) For the period of January 1, 2025 to March 31, 2025: \$300,585 be funded first at approximately \$166,450 from the 2025 in year savings from the approval of recommendation a) and the remaining \$134,135 be funded from the Tax Stabilization Reserve # 110046;
  - (iii) For the period of April 1, 2025 to December 31, 2025: \$901,755 to be referred to the 2025 Tax Operating Budget for deliberation and approval.
- (c) That Council approve an additional 25 permanent evening drop-in spaces at Mission Services, After Hours Resource Outpost & Drop-In Space, serving all genders, at an approximate cost of \$160,875, effective December 1, 2024, (annualized cost of \$128,700) to be funded as follows:
  - (i) For the period of December 1, 2024 to December 31, 2024: \$32,175 be funded from in-year savings from the approval of Recommendation (a);
  - (ii) For the period of January 1, 2025 to March 31, 2025: \$96,525 be funded from the 2025 in-year savings from the approval of Recommendation (a);

- (iii) For the period of December 1, 2025 to December 31, 2025: \$32,175 to be referred to the 2025 Tax Operating Budget for deliberation and approval.
- (d) That Council approve a one-time additional capital investment of \$88,150 to address a capital shortfall at Young Women's Christian Association (YWCA), as previously approved by Council on September 25, 2024, for the creation of 20 temporary shelter bed spaces, to be funded as follows:
  - (i) For the period of December 1, 2024 to December 31, 2024: \$21,500 be funded from in-year savings from the approval of Recommendation (a);
  - (ii) For the period of January 1, 2025 to March 31, 2025: \$66,650 be funded from the 2025 in-year savings be funded from in-year savings from the approval of Recommendation (a);
- (e) That Council approve the conversion of one Housing Services Division Clerk position to a Housing Services Case Aide, partially funded through the Ontario Works cost-sharing agreement, with net required cost of \$6,615 to be funded as follows:
  - (i) For the period of January 1, 2025 to March 31, 2025: \$1,655 be funded from the 2025 in-year savings from the approval of Recommendation (a);
  - (ii) For the period of April 1, 2025 to December 31, 2025: \$4,960 to be referred to the 2025 Tax Operating Budget for deliberation and approval.
- (f) 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 (f), 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.

**9. International Village Business Improvement Area 2025 Budget and Schedule of Payments (PED24204) (Wards 2 and 3) (Item 10.5)**

- (a) That the 2025 Operating Budget for the International Village Business Improvement Area, attached as Appendix "A" to General Issues Committee Report 24-020, in the amount of \$256,700 be approved;

- (b) That the levy portion of the Operating Budget for the International Village Business Improvement Area in the amount of \$236,000 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 2025 Budget as referenced in Recommendation of Report PED24204;
- (d) That the following schedule of payments for 2025 be approved:
  - (i) February \$118,000;
  - (ii) June \$118,000;

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

**10. Federal Community Encampment Response Plan Funding (HSC24051)  
(City Wide) (Item 10.6)**

- (i) (a) That the Mayor on behalf of Hamilton City Council present a formal request to the provincial Minister of Municipal Affairs and Housing and the provincial government for the provincial government to fund their matching share of the \$5,256,720 federal Community Encampment Response funding provided by the Federal government directly to the City of Hamilton; and,
  - (b) That the Mayor share this request with other relevant organizations.
- (ii) (a) That staff be directed to receive approximately \$5,256,720 in federal Community Encampment Response funding across 2024-25 and 2025-26 fiscal years to reimburse the municipality for funds expended for operating and program costs associated with the City of Hamilton's shelter and encampment management strategy including the recently approved plan for indoor and outdoor shelter expansion, encampment management, wrap-around services, staffing, etc., and support Indigenous-led homelessness services aimed at ending encampments; and
  - (b) 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 recommendation (a) to report HSC24051 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.

**11. 2025 Liability and Property Insurance Extension (LS24019) (City Wide) (Item 10.7)**

- (a) That the Liability and Property Insurance coverages for the term December 31, 2023, to January 1, 2025, be extended to a renewal date of July 1, 2025 through Arthur J. Gallagher Canada Ltd. and Marsh Canada Ltd. at a cost of approximately \$6,147,466 (plus applicable taxes) and be funded through the 2025 Premiums – City Budget.
- (b) That the City Solicitor be authorized and directed to execute all associated documents related to the extension of the Liability and Property Insurance coverages for the term December 31, 2023 to July 1, 2025, through Arthur J. Gallagher Canada Ltd. and Marsh Canada Ltd.

**12. Mayor’s Task Force on Transparency, Access and Accountability Report 24-008 - November 13, 2024 (Item 10.8)**

**(1) Mayor's Task Force on Transparency, Access and Accountability Work Plan Update (Item 9.1)**

That the Mayor's Task Force on Transparency, Access and Accountability Work Plan Update, be received.

**(2) Extending the Term of the Mayor’s Task Force on Transparency, Access and Accountability (Item 10.1)**

WHEREAS, the Mayor’s Task Force on Transparency, Access and Accountability was approved to meet for one (1) year, beginning in January 2024;

WHEREAS, the Mayor’s Task Force on Transparency, Access and Accountability has met on a regular basis throughout the year; and

WHEREAS, the work of the task force continues and members have requested that their term be extended, to enable them to complete their work

THEREFORE BE IT RESOLVED:

That the term of the Mayor’s Task Force on Transparency, Access and Accountability, be extended to March 30, 2025.



**13. Audit of the City of Hamilton's Spending on Homelessness - REVISED (Item 11.1)**

WHEREAS, homelessness is a complex, multifaceted issue that is not solely a municipal government issue given the intent and impact of provincial government and federal government policies and programs;

WHEREAS a City of Hamilton staff report from 2022 notes that in 2022, there were 1,500 homeless individuals living in Hamilton, an increase from the 1,200 homeless in 2021 and 1,000 homeless in 2020;

WHEREAS, in the 2023 budget, the City of Hamilton had allocated \$147 million to housing and homelessness, with the City of Hamilton pay slightly over 50% of the \$147 million;

WHEREAS, at the August 16, 2024 meeting of Council, it was disclosed that \$170 million within the City of Hamilton's 2024 budget is allocated to housing and homelessness, with 70 per cent – \$119 million – identified as a direct City of Hamilton expense;

WHEREAS, at the October 23, 2024 meeting of Council, it was disclosed that the City of Hamilton anticipates spending \$186 million on housing and homelessness - \$16 million more than the \$170 million referenced at the August 15, 2024 meeting of Council;

WHEREAS, at the October 23, 2024 meeting of Council, it was disclosed that of the \$186 million the City of Hamilton will spend on housing and homelessness in 2024, the provincial government is providing \$41 million and the federal government is providing \$20 million;

WHEREAS, the City of Hamilton partners with numerous government, non-profit, and community stakeholders and provides funding toward housing and homelessness;

**THEREFORE BE IT RESOLVED:**

- (a) That the City of Hamilton's Office of the Auditor General be requested to consider including the following items in the scope of the audit workplan that:
  - (i) Confirms the specific funds the City of Hamilton has allocated toward housing and homelessness within the 2024 Capital and Operating budgets, including internally within the City of Hamilton and externally with housing and homelessness partner stakeholders;

- (ii) Determines how much the City of Hamilton has spent on housing and homelessness from the 2024 budget allocation, including the cost of providing mandated services and programs in the areas of housing and homelessness;
- (iii) Determines the number of City of Hamilton staff and contracted staff supported from the 2024 Capital and Operating budgets and their corresponding specific budgetary costs;
- (iv) Reviews the procurement process used to contract local service providers who provide services associated with housing and homelessness for the City of Hamilton; and
- (v) Reviews the process used by the City of Hamilton to verify how funding allocations have been spent.

**14. Swansea Seniors Tenants Association Committee – Four (4) Compartment Kitchen Steam Table (Ward 6) (Item 11.2)**

WHEREAS, the Swansea Seniors Tenants Association Committee (all Volunteers) at 801 Upper Gage Avenue (CityHousing Hamilton building) in Ward 6, are in need of a new Four (4) Compartment Kitchen Steam Table, to replace the existing damaged and unrepairable Steam Table, to ensure warmed and hot foods can continue to be served as needed.

THEREFORE, BE IT RESOLVED:

- (a) That a Four (4) Compartment Kitchen Steam Table to the Swansea Seniors Tenants Association Committee be funded from the Ward 6 Capital Discretionary Account #3302309600 at an upset limit, including contingency, not to exceed \$3,593.40; and,
- (b) That the Mayor and City Clerk be authorized and directed to execute any required agreement(s) and ancillary documents, with such terms and conditions in a form satisfactory to the City Solicitor.

**15. Ensuring Public Safety and the Preservation of Hamilton's Built Environment (Item 11.3)**

WHEREAS, the City of Hamilton is committed to ensuring public safety and the preservation of its built environment;

WHEREAS, the significant deterioration of built structures can pose serious risks to the safety, integrity, and livability of Hamilton's neighbourhoods; and,

WHEREAS, timely and comprehensive responses by the City of Hamilton to deteriorating built structures are essential for maintaining the public's safety, trust and confidence;

THEREFORE, BE IT RESOLVED:

- (a) That staff be directed to conduct a thorough review of the recent building collapses in downtown Hamilton, including:
  - (i) a complete history and timeline of all City interactions relating to the physical state of these buildings (e.g., inspections, designations, by-law infractions/penalties, permits, etc.)
  - (ii) an analysis of the causes leading to the collapse of these properties;
- (b) That staff be directed to compile an inventory of buildings and structures across the City of Hamilton that have been subject to property standards, by-law enforcement, building code violations, or other safety-related concerns;
- (c) That staff be directed to undertake a review of current enforcement processes related to building structure safety and property standards, identify potential gaps, and report back with findings and proposed changes to ensure timely enforcement of by-laws and regulations, with the aim of achieving better outcomes and increasing accountability;
- (d) That staff be directed to provide recommendations for updates to City policies and by-laws, including but not limited to the Property Standards By-law; and
- (e) That staff be directed to provide a preliminary report with the relevant findings and possible interim recommendations to a General Issues Committee meeting in Q1 2025.

**16. Review of Residential Care Facilities (Generated from Item 8.1)**

That staff be directed to report in Q1 2025 on the terms of reference and scope of work that will guide the review of Residential Care Facilities including community consultation.

**17. Acquisition of Land in the City of Hamilton (PED24200) (Ward 10) (Item 14.2)**

- (a) That the directions provided to staff in Closed Session, respecting Report PED24200, Acquisition of Land in the City of Hamilton, be approved and remain confidential;

- (b) That the sum of \$172,570 be funded from Project ID Account No. 59806-4032280253 and be credited to Dept. ID Account No. 59806-812036 (Real Estate – Admin Recovery) for recovery of expense including real estate and legal fees and costs;
- (c) That the City Solicitor be authorized and directed to complete the Acquisition of Land in the City of Hamilton, on behalf of the city, including 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 deemed reasonable;
- (e) That the Mayor and Clerk be authorized and directed to execute all necessary documents for the Acquisition of Land in the City of Hamilton, in a form satisfactory to the City Solicitor; and,
- (f) That Report PED24200, respecting the Acquisition of Land in the City of Hamilton, located in Ward 10, remain confidential until completion of the real estate transaction.

**18. Housing Sustainability and Investment Roadmap Work Program: Property Disposition Strategy (PED23099(f)) (Ward 2) (Item 14.3)**

- (a) That the directions provided to staff in Closed Session, respecting Report PED23099(f), Housing Sustainability and Investment Roadmap Work Program: Property Disposition Strategy, be approved and remain confidential; and,
- (b) That Report PED23099(f) and Appendices, respecting the Housing Sustainability and Investment Roadmap Work Program: Property Disposition Strategy remain confidential until the completion of contemplated land transactions.

**19. Cyber Update (Item 14.4)**

That the Confidential Cyber Update, be received and remain confidential.

**FOR INFORMATION:**

**(a) APPROVAL OF AGENDA (Item 2)**

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

**6. DELEGATION REQUESTS**

6.3 Delegation requests respecting Item 8.1 - Housing Sustainability and Investment Roadmap 2024, (For today's meeting), from the following individuals:

- (d) Narm Rajakumar, SHS Consulting (Virtually) - WITHDRAWN
- (e) Lisa Burrows, Township of Glanbrook Non-Profit Housing Corporation (Pre-Recorded)
- (f) Victoria Bomberry and Tristan MaClaurin, Coalition of Hamilton Indigenous Leadership (In-Person)
- (g) Alan Whittle, Good Shepherd (In-Person)
- (h) Patrick McIlhone, Gowling WLG (In-Person)
- (i) David Horwood, Roxborough Park Inc. (In-Person)
- (j) Jim Dunn, McMaster University (In-Person) – WITHDRAWN

6.4 Sean Burak, respecting Item 11.3 - Ensuring Public Safety and the Preservation of Hamilton's Built Environment (In-Person) (For today's meeting)

**14. PRIVATE AND CONFIDENTIAL**

14.5 Cybersecurity Incident Impact Update (CM24004(a)) (City Wide) – WITHDRAWN

14.6 Cyber Resiliency (CM24006) (City Wide) – WITHDRAWN

The agenda for the November 20, 2024 General Issues Committee meeting, was approved, as amended.

**(b) DECLARATIONS OF INTEREST (Item 3)**

Deputy Mayor Danko relinquished the Chair to declare the following interest:

Councillor Danko declared a non-disqualifying interest to Item 10.1 - Hamilton-Wentworth District School Board (HWDSB) Report 24-002 - October 30, 2024, as his wife is Chair of the Hamilton-Wentworth District School Board.

Councillor Danko assumed the Chair.

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

(i) **November 6, 2024 (Item 4.1)**

The minutes of the November 6, 2024 General Issues Committee, were approved, as presented.

(d) **DELEGATION REQUESTS (Item 6)**

(i) The following Delegation Requests, were approved, **as amended**:

- (1) Delegation requests respecting Item 8.1 - Housing Sustainability and Investment Roadmap 2024, (For today's meeting), from the following individuals (Item 6.1):
  - (a) Karl Andrus, Hamilton Community Benefits Network (In-Person) (Item 6.1(a))
  - (b) Renee Wetselaar, St. Matthew's House (In-Person) (Item 6.1(b))
  - (c) Yulena Wan, Hamilton Community Foundation (In-Person) (Item 6.1(c))
  - (d) Lisa Burrows, Township of Glanbrook Non-Profit Housing Corporation (Pre-Recorded) (Added Item 6.1(e))
  - (e) Victoria Bomberry and Tristan MaClaurin, Coalition of Hamilton Indigenous Leadership (In-Person) (Added Item 6.1(f))
  - (f) Alan Whittle, Good Shepherd (In-Person) (Added Item 6.1(g))
  - (g) Patrick McIlhone, Gowling WLG (In-Person) (Added Item 6.1(h))
  - (h) David Horwood, Roxborough Park Inc. (In-Person) (Added Item 6.1(i))
- (2) Michael Hryshenko, IPS Ltd. Solar and Wind Electrical Developer, respecting a Solar Farm Development Support Letter necessary by IESO (Virtually) (For a future meeting **when the staff report is to be considered**) (Item 6.2)
- (3) Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Items 10.2 and 10.3 - reports relating to the Service Manager's consent to encumber the following properties owned and operated by Kiwanis Homes (In-Person) (For today's meeting) (Item 6.3)
- (4) Sean Burak, respecting Item 11.3 - Ensuring Public Safety and the Preservation of Hamilton's Built Environment (In-Person) (For today's meeting) (Added Item 6.4)

(e) **DELEGATIONS (Item 7)**

- (i) **Andrew Selman, respecting on-going encampment issues at Gage Park, the Delta Parkette, and the rail trail (In-Person) (Approved November 6, 2024) (Item 7.1)**

Andrew Selman, addressed the Committee respecting on-going encampment issues at Gage Park, the Delta Parkette, and the rail trail.

The delegation from Andrew Selman, respecting on-going encampment issues at Gage Park, the Delta Parkette, and the rail trail, was received.

- (ii) **Andrea Nemtin, Social Innovation Canada, respecting the Hamilton Transit-Oriented Affordable Housing initiative and pilot fund (In-Person) (Approved November 6, 2024) (Item 7.2)**

Andrea Nemtin, Social Innovation Canada addressed the Committee respecting the Hamilton Transit-Oriented Affordable Housing initiative and pilot fund.

The delegation from Andrea Nemtin, Social Innovation Canada, respecting the Hamilton Transit-Oriented Affordable Housing initiative and pilot fund, was received.

- (iii) **Delegations respecting Item 8.1 - Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting (HSC23028(f) / FCS23055(d) / PED23099(g)) (City Wide) (Added Item 7.3)**

- (1) The following delegates addressed the Committee respecting Item 8.1 - Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting (HSC23028(f) / FCS23055(d) / PED23099(g)) (City Wide):

- (a) Karl Andrus, Hamilton Community Benefits Network (In-Person) (Added Item 7.3(a))

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

- (b) Renee Wetselaar, St. Matthew's House (In-Person) (Added Item 7.3(b))  
(c) Yulena Wan, Hamilton Community Foundation (In-Person) (Added Item 7.3(c))  
(d) Lisa Burrows, Township of Glanbrook Non-Profit Housing Corporation (Pre-Recorded) (Added Item 7.3(d))  
(e) Victoria Bomberry, Coalition of Hamilton Indigenous Leadership (Virtually) (Added Item 7.3(e))

- (f) Alan Whittle, Good Shepherd (In-Person) (Added Item 7.3(f))
  - (g) David Horwood, Roxborough Park Inc.; and Patrick McIlhorne, Gowling WLG (In-Person) (Added Item 7.3(g))
- (2) The following delegations respecting Item 8.1 - Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting (HSC23028(f) / FCS23055(d) / PED23099(g)) (City Wide), were received:
- (a) Karl Andrus, Hamilton Community Benefits Network (In-Person) (Added Item 7.3(a))
  - (b) Renee Wetselaar, St. Matthew's House (In-Person) (Added Item 7.3(b))
  - (c) Yulena Wan, Hamilton Community Foundation (In-Person) (Added Item 7.3(c))
  - (d) Lisa Burrows, Township of Glanbrook Non-Profit Housing Corporation (Pre-Recorded) (Added Item 7.3(d))
  - (e) Victoria Bomberry, Coalition of Hamilton Indigenous Leadership (Virtually) (Added Item 7.3(e))
  - (f) Alan Whittle, Good Shepherd (In-Person) (Added Item 7.3(f))
  - (g) David Horwood, Roxborough Park Inc.; and Patrick McIlhorne, Gowling WLG (In-Person) (Added Item 7.3(g))
- (iv) **Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Items 10.2 and 10.3 - reports relating to the Service Manager's consent to encumber properties owned and operated by Kiwanis Homes (In-Person) (Added Item 7.4)**
- Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., addressed the Committee respecting Items 10.2 and 10.3 - reports relating to the Service Manager's consent to encumber the following properties owned and operated by Kiwanis Homes.
- The delegation from Brian Sibley, Hamilton East Kiwanis Non-Profit Homes Inc., respecting Items 10.2 and 10.3 - reports relating to the Service Manager's consent to encumber the following properties owned and operated by Kiwanis Homes, was received.
- (v) **Sean Burak, respecting Item 11.3 - Ensuring Public Safety and the Preservation of Hamilton's Built Environment (In-Person) (Added Item 7.5)**

Sean Burak addressed the Committee respecting Item 11.3 - Ensuring Public Safety and the Preservation of Hamilton's Built Environment.



The delegation from Sean Burak, respecting Item 11.3 - Ensuring Public Safety and the Preservation of Hamilton's Built Environment, was received.

**(f) STAFF PRESENTATIONS (Item 8)**

**(i) Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting (HSC23028(f) / FCS23055(d) / PED23099(g)) (City Wide) (Item 8.1)**

Justin Lewis, Director, Housing Secretariat, provided Committee with the presentation on Report HSC23028(f) / FCS23055(d) / PED23099(g), respecting the Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting, along with the following staff members:

- (i) Adam Sweedland – Chief Executive Officer, CityHousing Hamilton
- (ii) Anita Fabac – Acting Director, Planning and Chief Planner
- (iii) Monica Ciriello – Director, Licensing and By-Law Enforcement
- (iv) Jessica Chase - Director, Communications
- (v) Chris Phillips – Director: Government Relations and Strategy
- (vi) Holly Odoardi – Senior Administrator, Lodges
- (vii) Brenda Bax – Director, Children’s and Community Services
- (viii) Ray Kessler – Chief Corporate Real Estate Office
- (ix) Katelyn LaForme – Director, Indigenous Relations
- (x) Nick Winters – Director, Hamilton Water
- (xi) Michelle Baird - Director, Housing Services
- (xii) Kirk Weaver – Acting Director, Financial Planning Administration and Policy

- (1)** The staff presentation respecting Report HSC23028(f) / FCS23055(d) / PED23099(g), respecting the Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting, was received.

The Report was put on the floor as follows:

- (2)**
- (a) That the Progress on the Year 2 (2024) Program of Work for the Housing Sustainability and Investment Roadmap (HSIR) attached as Appendix “A” to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received;
  - (b) That the Year 3 (2025) Program of Work for the Housing Sustainability & Investment Roadmap (HSIR) attached as Appendix “B” to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be approved;

- (c) That the City of Hamilton Draft Housing Needs Assessment attached as Appendix “C” to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received and that staff be directed to bring the final report back to the General Issues Committee in Q2 2025;
- (d) That the City of Hamilton Finance and Acquisition Action Plan attached as Appendix “D” to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received;
- (e) That the HSIR Executive Committee to the Housing Secretariat under the oversight of the General Manager of the Finance and Corporate Services Department, receive delegated authority to enter into financial commitments of over \$2.5 million and up to \$6 million, provided the municipal contributions are being funded solely from funds managed by the City allocated to the Affordable Housing Funding Program Reserve account number 112257, the Affordable Housing Property Reserve account number 112256, the Supportive Housing Funding Account, and any other funds managed by the City that is deemed necessary or to be used for affordable housing;
- (f) That delegated authority be given to staff as it relates to the pre-development analysis, disposition strategies and sale of surplus land that has been identified for affordable housing, including:
  - (i) That the General Manager, Planning and Economic Development Department, or their designate, to initiate any and all necessary Planning Act applications as required, to develop and implement disposition processes including the authority to complete such disposition agreements and any ancillary agreements, to implement mechanisms to secure affordable housing units, to revise development concepts and disposition strategies for sites that have been deemed surplus and have previously approved strategies, to pay any necessary expenses and disbursements, and to amend and waive terms and conditions including development timelines on such terms as deemed reasonable, all in a form acceptable to the City Solicitor;

- (ii) That the Chief Corporate Real Estate Officer, or their designate, to negotiate any and all agreements relating to the sale and/or lease of current and future surplus municipal lands that have been identified and approved for affordable housing purposes for a nominal value based on terms and conditions to the satisfaction of the General Manager, Planning and Economic Development, and in a form satisfactory to the City Solicitor;
  - (iii) That the Mayor and City Clerk be authorized and directed to execute all necessary documents respecting the disposition of all current and future surplus municipal lands identified and approved by Council for affordable housing, in a form satisfactory to the City Solicitor;
  - (g) That staff be directed to submit applications for any funding opportunities available through the Federation of Canadian Municipalities, as needed, and report back to Council on the status of those applications.
- (3) That Report HSC23028(f)/FCS23055(d)/PED23099(g), respecting Housing Sustainability and Investment Roadmap 2024 Annual Update and 2025 Objective Setting, **be amended**, by adding the following to sub-section (d), as follows:
- (d) That the City of Hamilton Finance and Acquisition Action Plan attached as Appendix “D” to Report (HSC23028(f)/FCS23055(d)/PED23099(g)) be received **and that staff be directed to bring the final report back to the General Issues Committee in Q2 2025.**

For disposition of this matter, refer to Item 1.

(ii) **Recess**

The General Issues Committee recessed for 35 minutes until 2:30 p.m.

The General Issues Committee Meeting reconvened at 2:30 p.m.

**(g) DISCUSSION ITEMS (Item 8)**

**(i) Federal Community Encampment Response Plan Funding (HSC24051)  
(City Wide) (Item 10.6)**

Deputy Mayor Danko relinquished the Chair to Councillor Clark to introduce a motion.

Councillor Danko assumed the Chair.

For disposition of this matter, refer to Item 10(i).

**(h) NOTICES OF MOTION (Item 12)**

Councillor Clark introduced the following Notice of Motion:

**(i) Neighbourhood Protect Grant (Ward 9) (Added Item 12.1)**

WHEREAS, there has been an increase in property crimes in Upper Stoney Creek;

WHEREAS, police have advised that awareness and individual property security does help deter criminals;

WHEREAS, local residents worked with their own funding to create a new Neighbourhood Protect serving Valley Park, Felker, Highland and Trinity-Upper Stoney Creek;

WHEREAS, local residents are walking door to door to deliver flyers promoting the new program; and,

WHEREAS, Neighbourhood Protect is the new Neighbourhood Watch program designed to create crime awareness in local neighbourhoods, ([www.neighbourhoodprotect.ca](http://www.neighbourhoodprotect.ca));

THEREFORE, BE IT RESOLVED:

That a grant be provided to Ward 9 Neighbourhood Protect of \$5,000 to be funded from the GFL Landfill Royalties Fund.

(i) **PRIVATE & CONFIDENTIAL (Item 14)**

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 – November 6, 2024 (Item 14.1)**

The Closed Session minutes of the November 6, 2024 General Issues Committee meeting, were approved and remain confidential.

(ii) Bryson Tan and Andy Potter of Deloitte were permitted to attend the Closed Session portion of the General Issues Committee Meeting respecting Item 14.4 – Cyber Update.

(iii) Committee moved into Closed Session for Items 14.2, 14.3, and 14.4, pursuant to Section 9.3, Sub-Sections (a) and (c) of the City's Procedural By-law 21-021, as amended, and Section 239(2), Sub-sections (a) and (c) of the *Ontario Municipal Act, 2001*, as amended, as the subject matter pertains to the security of the property of the City or a local board; and a proposed or pending acquisition or disposition of land for city or a local board purpose.

The General Issues Committee meeting reconvened in Open Session at 6:43 p.m.

(iv) **Acquisition of Land in the City of Hamilton (PED24200) (Ward 10) (Item 14.2)**

For disposition of this matter, refer to Item 17.

(v) **Housing Sustainability and Investment Roadmap Work Program: Property Disposition Strategy (PED23099(f)) (Ward 2) (Item 14.3)**

For disposition of this matter, refer to Item 18.

(vi) **Cyber Update (Item 14.4)**

For disposition of this matter, refer to Item 19.

**(j) ADJOURNMENT (Item 15)**

There being no further business, the General Issues Committee adjourned at 6:47 p.m.

Respectfully submitted,

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Deputy Mayor John-Paul Danko  
Chair, General Issues Committee

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Angela McRae  
Legislative Coordinator  
Office of the City Clerk

<b>YEAR 3 (2025) PROGRAM OF WORK</b>				
<b>ACTIVITIES</b>		<b>LEAD</b>	<b>STATUS</b>	
			<b>Enhanced</b>	<b>New</b>
<b>INFRASTRUCTURE FOR THE ROAD MAP</b>				
1.	Continue to emphasize urgency, commitment, and collective will through the relationships created and nurtured in 2024. A “whole of Hamilton” approach.	City Council, Executive Committee, Housing Secretariat	<b>xx</b>	
2.	Expand Governance structure to include Indigenous providers and stakeholders to implement a whole of Hamilton approach. Begin building relationships with Indigenous Financial Institutions, Treaty Partners, and strive for Urban Indigenous representation on community partnership action tables. Explore “land back” principles.	Housing Secretariat	<b>xx</b>	
3.	<p>Continue to develop and implement a Government Relations plan. Follow up on the results of the pilot “Portfolio” approach to government advocacy in partnership with the Hamilton is Home coalition and on the work of the Affordable Housing Strategy Group.</p> <p>Continue to refine the collective “whole of Hamilton” message on housing.</p> <p>Develop and share resources on how to mobilize community-level advocacy on housing issues to provincial and federal levels of government.</p> <p>Include advocacy related to tenant protections, end-of-mortgage agreements, rent controls, and adequate income levels for tenants.</p>	City Manager, Housing Secretariat, Housing Services, Communications Government Relations	<b>xx</b>	
4.	Continue to implement the Affordable Housing Communications Plan to facilitate action on the HSIR in collaboration with community organizations, non-profits, and local stakeholders.	City Manager, Housing Secretariat, Housing Services, Communications Government Relations	<b>xx</b>	
5.	<p>Leverage the data from the Housing Needs Assessment to guide future work on affordable housing (evidence-based government advocacy, community outreach and education, policy changes, future growth planning, etc.)</p> <p>Use HNA findings to update and affirm the Roadmap. Strengthen the connection between the HNA and HAF and how it’s helping provide direction on how to implement the funds and what kind of housing is needed.</p>	Housing Secretariat Planning & Economic Development		<b>xx</b>

<b>YEAR 3 (2025) PROGRAM OF WORK</b>					
<b>ACTIVITIES</b>		<b>LEAD</b>	<b>STATUS</b>		
			<b>Enhanced</b>	<b>New</b>	
<b>PILLAR 1: NEW CONSTRUCTION</b>					
7.	Enhance the process and criteria for the Affordable Housing Development Project Stream of pre-qualified and prioritized supportive housing and affordable housing projects based on the insights and lessons learned from 2024 intake; align program objectives with the Truth and Reconciliation Commission’s Calls to Action as well as Office of Climate Change Initiatives, Green Building Standards and AODA Standards; and develop accreditation process for applicants to ensure the provider is able to deliver on solutions.	Housing Secretariat, Planning and Economic Development, Executive Steering Committee	<b>xx</b>		
8.	Enhance the Housing Accelerator Fund program by providing grants and loans to proponents of initiatives #1, #2 and #3. Increase accessibility for public consumption in coordination with internal and external stakeholders. This program targets the creation of 2,675 net-new units on the next 3 years and it is intended to focus on the entire housing continuum, not just affordable housing.	Housing Secretariat, Planning and Economic Development,			<b>xx</b>
9.	<p>Leverage all available municipal mechanisms to advance pre-qualified projects through the first three stages of the development process —Phase 1: Initiation, Phase 2: Planning, and Phase 3: Execution— into Phase 4: Monitoring. This approach aligns with the Project Management Institute project phases adopted by Project Stream Program, as endorsed by Council through Report HSC23028(d)/FCS23055(b)/PED23099(d).</p> <p>Conduct a review of municipal funds received from upper levels of government (e.g. OPHI, COCHI, COHB, Reaching Home) to ensure maximum benefit and alignment with the HSIR and Term of Council priorities related to affordable housing.</p>	Housing Secretariat, Housing Services	<b>xx</b>		



<b>YEAR 3 (2025) PROGRAM OF WORK</b>				
<b>ACTIVITIES</b>		<b>LEAD</b>	<b>STATUS</b>	
			<b>Enhanced</b>	<b>New</b>
10.	Continue to identify city-owned properties that are suitable for development of affordable housing and develop a corresponding disposition strategy.  Monitor the "All for One" pilot project and its outcomes on expediting site plan processes for affordable housing development.	Housing Secretariat, Planning and Economic Development, Corporate Real Estate, Municipal Land Development Office	<b>xx</b>	
11.	Monitor and collaborate with Social Innovation Canada for the creation of a transit-oriented affordable housing fund for Hamilton; Social Innovation Canada has received a conditional grant from CMHC for this purpose.	Housing Secretariat		<b>xx</b>
12.	Bring forward recommendations for delegated authorities required by City Staff to maximize and expedite progress on Roadmap deliverables and Council endorsed goals.	Corporate Real Estate, Legal Services, Housing Secretariat, Municipal Land Development Office, Finance, Executive Leadership Team	<b>xx</b>	
13.	Collaborate with the Federal and Provincial governments as well as community stakeholders for the advancement of affordable housing projects to begin construction in 1-3 years.	Housing Secretariat		<b>xx</b>
<b>PILLAR 2: ACQUISITION</b>				
14.	Implement the Finance and Acquisition Plan as outlined in Appendix D to Report (HSC23028(f)/FCS23055(d)/PED23099(g))	Housing Secretariat, Finance, Real Estate		<b>xx</b>
15.	Explore options and make recommendations to enhance the Finance and Acquisition Plan to cover land or building purchases to facilitate additional units of affordable and supportive housing.	Housing Secretariat, Real Estate, Finance		<b>xx</b>
16.	Review the requirements, feasibility, and effort of creating a Social Debenture Framework or Municipal Bond Program that would help finance affordable and supportive housing projects.	Housing Secretariat, Finance		<b>xx</b>

<b>YEAR 3 (2025) PROGRAM OF WORK</b>				
<b>ACTIVITIES</b>		<b>LEAD</b>	<b>STATUS</b>	
			<b>Enhanced</b>	<b>New</b>
<b>PILLAR 3: PRESERVE AND MAINTAIN AFFORDABLE HOUSING</b>				
17.	Monitor the 20-year Development Strategy, and complementary Action Plan (subject to approval by the CityHousing Hamilton Board in October) aimed to guide and support the next phase of development of affordable housing by CHH.	City Housing Hamilton		<b>xx</b>
18.	Monitor progress on the Building Condition Assessments for social housing providers to guide reinvestment and maintenance priorities. Ensure independent providers are adequately funding maintenance reserves.  Identify assets for redevelopment potential and offload properties.	Housing Services	<b>xx</b>	
19.	Continue to monitor end-of-mortgage agreements; monitor and implement any by-laws created to protect purpose-built rental housing; and to protect tenants and prevent displacement and/or renovations.	Housing Services, Planning and Economic Development	<b>xx</b>	
<b>PILLAR 4: PROVISION OF HOUSING BASED SUPPORTS</b>				
20.	Continue to advocate for funding to operationalize housing with supports. Continue to identify and expedite housing projects that can provide permanent supportive housing for people with mid-high acuity needs who are experiencing chronic homelessness.  Provide planning and project support to Indigenous-led supportive housing projects to expedite and accelerate projects, with input from Indigenous Relations.	Housing Services	<b>xx</b>	
21.	Implementation of RCF review recommendations	Housing Services, Public Health Services	<b>xx</b>	
22.	Continued expansion of the shelter system through call for proposals from shelter providers	Housing Services,	<b>xx</b>	



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## 2025 Proposed Budget

BIA Administration (\$166,000)  
Office Expenses (\$34,700)  
Promotions/Marketing (\$42,300)  
Beautification & Maintenance (\$4,200)  
Member Events & Contact (\$8,800)  
Contingency (\$5,000)  
Contribution from BIA Reserve Fund: -\$25,000

**2025 BIA Levy: \$236,000**

Parking Revenue: \$13,400 (*Based on 2024*)  
CIP Operating Funds: \$7,300 (*Based on 2024*)

**Total Budget: \$256,700**

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