Present: Mayor F. Eisenberger  
Deputy Mayor B. McHattie  
Councillors B. Bratina, B. Clark, C. Collins, S. Duvall,  

Also Present: C. Murray, City Manager  
R. Rossini, General Manager, Finance and Corporate Services  
G. Davis, General Manager, Public Works  
T. McCabe, General Manager, Planning and Economic Development  
Dr. E. Richardson, Medical Officer of Health  
P. Barkwell, City Solicitor  
M. Gallagher, Co-ordinator, Council and Committee of the Whole/Budgets

COMMITTEE OF THE WHOLE PRESENTS REPORT 10-008 AND RESPECTFULLY RECOMMENDS:

1. International Event Opportunities – 2015 Pan Am Games Update (CM09006(b)) (Item 8.1)

   (a) That the West Harbour precinct be approved as the site for the new Pan Am stadium, warm-up track and velodrome;
(b) That staff be directed to consult with the Province of Ontario and the Host Corporation, and report back to Council with detailed timelines, budget, and implementation plans for the 2015 Pan American Games;

c) That the draft Deloitte report titled “City of Hamilton Pan Am Games Stadium Business Plan”, included as Appendix “A” of Report CM09006(b) be received;

d) That the draft IBI Group report titled “West Harbour Stadium Site Transportation Impact Assessment” included as Appendix “B” of Report CM09006(b), be received.

e) That a surcharge be imposed on tickets for all events at the new Hamilton Pan Am Stadium and that staff be directed to discuss and negotiate with tenants and report back with a suggested fee;

f) That city staff be directed to complete a business plan for the velodrome with a report back as soon as reasonably possible;

g) That development of the business plan require consultation with the Canadian Cycling Association, the Ontario Cycling Association, the National Cycling Centre of Hamilton and the Hamilton Cycling Committee, Youth Serving Agencies Network and any others deemed appropriate;

h) That the City of Hamilton work with Infrastructure Ontario and 2015 Pan Am Games HostCo to develop a local content requirement for goods and labour;

i) That staff be directed to prepare a draft social inclusion strategy, in consultation with Hamilton Roundtable for Poverty Reduction, Hamilton Centre for Civic Inclusion and other Hamilton stakeholders and report back to council by September 2010;

j) That staff be directed to review on site parking and address the need for additional on site parking and report back to committee;

k) That approval of the site include implementation of a program to ensure that the North End, Strathcona, Beasley and Central Neighbourhoods are protected from adverse traffic and parking impacts related to the stadium/velodrome site uses, through comprehensive traffic and parking management strategies to be developed in consultation with residents of those neighbourhoods.
(l) That all capital and operating costs associated to Pan Am Games be paid for on a city wide basis;

(m) That should the West Harbour Plan fail, that the City explore other options as potential sites including the East Harbour Front among others.

2. **International Event Opportunities – 2015 Pan Am Games Update (CM09006(c)) (Item 11.1)**

(a) That the Real Estate Section of the Economic Development and Real Estate Division be authorized and directed to commence the process of land acquisitions and negotiate and execute interim permission to enter access agreements for environmental testing within the West Harbour precinct pursuant to City Council's approved Real Estate Portfolio Strategy Plan and Council's approved Delegation of Authority for routine real estate matters, based on the following:

(i) that the budget amount for the total acquisition costs including land access agreements for the lands identified in Appendix "A" as amended, be subject to the financial details and funding outlined in Report CM09006(b) and be funded from Project 3621054100;

(ii) that the funding source for the purposes of undertaking environmental audits be charged to Project 3621054100;

(iii) that the Director of Energy, Fleet and Facilities be authorized and directed to take all the necessary steps for the demolition of the subject buildings, and that the cost for the demolition and any additional ancillary expenses be charged to Project 3621054100;

(b) That in the event that an Option to Purchase can not be reached by all parties pursuant to Clause 3, that appropriate legal counsel be retained, authorized and directed, working with the assistance of appropriate City officials and staff, if available, and the City solicitor to:

(i) Proceed with the necessary steps to expropriate the necessary lands, as per the mapping contained in Appendix "A" as amended;
(ii) Prepare an Application for the Approval to Expropriate by the City of Hamilton for the affected lands to be signed by the City Clerk;

(iii) Cause the necessary Notice of Application to be served on the registered owners of the lands affected and for the advertisement of the said Notice of Expropriation to be placed in the local newspaper for three (3) consecutive weeks;

(iv) Apply for an Order to dispense of any request for hearing pursuant to the Expropriations Act, chap. E.26, Section 6(3);

(v) Forward to the Chief Inquiry Officer any Request for Hearings received and to report to City Council of such information in the event subsection (iv) is not granted;

(vi) Introduce the appropriate Expropriation By-law to City Council in the event no requests for Hearing are received;

(vii) Direct the Manager of Real Estate, Planning and Economic Development Department to obtain external Appraisals for the affected lands, if and when necessary, to form the basis of compensation to be offered by the City and that the Manager of Real Estate, if and when necessary, be authorized and directed to negotiate compensation with the owner of the expropriated lands on the basis of the appraisal report;

(viii) Direct the Surveys/Technical Services Section of the Environment and Sustainable Infrastructure Division to prepare a Plan of Expropriation for registration in the Land registry Office;

(c) That the Mayor and Clerk be authorized and directed to sign the Certificate of Approval affixed to the Plan of Expropriation and the City Clerk be authorized and directed to affix the Corporate Seal thereto;

(d) That the City Clerk be authorized and directed to sign, and the City Solicitor be authorized and directed to serve, any Notices required by the Expropriations Act and such Notices of Compensation and possession and any other action, as may be required, to obtain and authorize entry and possession of the expropriated lands at the earliest possible date, and to settle compensation before the Land Compensation Board, if necessary, for the City of Hamilton.
(e) That the cost of Expropriations be charged to Project 3621054100;

(f) That Public Works be authorized and directed to undertake the process to assemble and close all necessary road allowances within the West Harbour precinct and, that the cost be charged to Project 3621054100;

(g) That the Surveys/Technical Services Section of the Environment and Sustainable Infrastructure Division be authorized and directed to undertake all necessary surveys and, that the cost be charged to Project 3621054100;

(h) That Gowling, Lafleur Henderson (Gowlings) be retained as outside Counsel to the City and be authorized and directed, working with the assistance of such City officials and staff as may be available and other retained outside consultants, to advise on and obtain environmental and planning approvals for acquiring, environmental testing, preparation and use of the West Harbour lands for the Pan Am Games facilities;

(i) That Gowlings further be authorized for these purposes, to retain Decommissioning Consulting Services Limited (DCS) to carry out the required environmental site investigations of the West Harbour lands, including City owned streets and property, for the purpose of carrying out a risk assessment and other actions necessary to prepare a Record of Site Condition (RSC) for the lands and file and obtain Ministry of Environment acceptance of the RSC, and to direct and supervise the actions required to environmentally prepare the West Harbour lands for Pan Am facility construction, including demolition of on-site buildings, as outlined in the DCS work plan to be provided by Gowlings to the City Solicitor;

(j) That the cost of the work carried out under these retainers be charged to Project 3621054100;

(k) That the Mayor and Clerk be authorized and directed to execute all necessary documents in a form satisfactory to the City Solicitor;
FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA

Added Delegation Requests:

5.3 Sheri Selway, North End Neighbours

5.4 Valerie Sturrock

5.5 Joe Beattie

Added Correspondence:

Sydney Hamber and Paul Mariutti, Colliers International respecting Pan Am Stadium Location – to be added as Item 7.7

The agenda was adopted as amended.

(b) DECLARATIONS OF INTEREST

None

(c) DELEGATION REQUESTS

The following delegation requests were approved:

5.1 Request to address Committee by Tom Cooper and Gary Warner, Hamilton Roundtable for Poverty Reduction respecting social inclusion strategy development for Pan Am Games

5.2 Request to address Committee by Kathy Drewitt, Downtown Hamilton BIA respecting Pan Am Stadium location

5.3 Sheri Selway, North End Neighbours

5.4 Valerie Sturrock

5.5 Joe Beattie
(d) PRESENTATIONS

(i) International Event Opportunities – 2015 Pan Am Games Update (Item 6.1)

Committee was provided an overview of the report by Chris Murray, Rob Rossini, Ron Bidulka of Deloitte.

Highlights included the following:

- Overview of report and recommendations
- Review of process
- Key requests of report
- Financial Overview
- Business Plan Overview
- Critical Path
- Stadium projects in Canada
- Project financing
- Economic benefits
- Stadium precinct development
- Project risks

Members of Council addressed among other issues:
- Projection of days of operation
- precinct vs. restaurant only – synergies between stadium/destination
- percentage of the Ti-Cat fans are going to utilize the amenities in precinct?
- deal with current tenants and not projected
- Why our cost per seat is more than the other stadium projects?
- could precinct include lands to the west or to the north
- 5 million dollars for naming rights and Multi-Party Agreement
- Multi-Party Agreement and project financing
- Remediation of Brownfield to defray costs
- Infrastructure Ontario – responsible for construction of facility – addressed issue of over runs
- Need to confirm who is responsible for cost over runs

The presentation was received.
(e) PUBLIC DELEGATIONS

(i) John Dolbec, Hamilton Chamber of Commerce respecting Pan Am Games Stadium Location

Refer to Appendix B attached

(ii) Andrew Iler, National Cycling Centre Hamilton respecting Pan Am Games Velodrome

The delegation addressed the following:

- thank you for keeping velodrome on the map
- benefits of velodrome to community
- brings city one step closer to pan am venue plan
- first priority of national cycling centre is to ensure that velodrome is made through a workable plan and is sustainable and viable
- the national cycling centre wishes to continue to work with city to ensure that a full plan is put forward which maximizes the success of the facility
- cycling is a growing sport and is tied with hockey
- ensure facility meets standards to host both at the community and national level

(iii) Don May, Jobs Prosperity Collective respecting Pan Am Games

Refer to Appendix C attached

(iv) Tom Cooper and Gary Warner, Hamilton Roundtable for Poverty Reduction respecting social inclusion strategy development for Pan Am Games

Refer to Appendix D attached

(v) Kathy Drewitt, Downtown Hamilton BIA respecting Pan Am Stadium location

Refer to Appendix E attached

(vi) Sheri Selway, North End Neighbours

Refer to Appendix F attached
(vii) **Correspondence received from Sydney Hamber and Paul Mariutti, Colliers International respecting Pan Am Stadium Location**

Refer to Appendix G attached

(vii) **Valerie Sturrock**

Refer to Appendix H attached

(ix) **Joe Beattie**

The delegation addressed the following:
- opportunities for investment, recreation, construction, job creation
- tourism
- economic impacts and tax revenue
- sustainable economic growth
- rapid transit
- endorse West Harbour
- parking

(x) **Steven Barwood**

The delegation addressed the following:
- involved in sports and marketing since a teenager
- Ti-Cat fan
- love sports and entertainment
- has attended major venues
- habits and desires of consumers
- how conducive venues are to attracting consumers
- wants council to revisit all the issues at hand
- parking inconvenient

(xi) **Peter O’Hagan**

Refer to Appendix I attached

(f) **International Event Opportunities – 2015 Pan Am Games Update**

The following Oppositions were noted:

(j) That staff be directed to review on site parking and address the need for additional on site parking and report back to committee.

Councillors Merulla and McHattie opposed
(m) That should the West Harbour Plan fail, that the City explore other options as potential sites including the East Harbour Front among others.

Councillors Whitehead, Pearson, Ferguson, Merulla opposed.

Staff will confirm with the Province and provide information with respect to who will fund Capital Cost overruns.

The Motion as amended Carried on a Standing Recorded Vote:

Yeas: Councillors Collins, Duvall, Ferguson, Jackson, Morelli, Pasuta, Pearson, Powers, Whitehead, Mayor Eisenberger
Total: 10

Nays: Councillors Bratina, Clark, McCarthy, McHattie, Merulla
Total: 5

Absent: Councillor Mitchell
Total: 1

(g) PRIVATE AND CONFIDENTIAL

11.1 International Event Opportunities – 2015 Pan Am Games Update (CM09006(c))

Committee moved into closed session further to the following sections of the Procedural By-law and Municipal Act:

8.1(c) Proposed or pending acquisition or disposition of land for municipal purposes

8.1(e) Litigation or potential litigation, including matters before administrative tribunals affecting the City of Hamilton

8.1(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Councillors Clark, McCarthy, Merulla Opposed to moving into closed session.

Councillor Clark Opposed to the following subsection:
(iv) Apply for an Order to dispense of any request for hearing pursuant to the Expropriations Act, chap. E.26, Section 6(3);
Committee reconvened in Open Session and approved the recommendations noted in Item 2. Committee also provided additional direction to staff in closed session.

There being no further business, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Mayor F. Eisenberger

M. Gallagher, Co-ordinator
Council/Committee of the Whole
February 18, 2010
GOOD MORNING.

WE WOULD LIKE TO THANK THE MAYOR, COUNCIL AND THE COMMITTEE FOR ALLOWING US TO SPEAK BEFORE YOU TODAY. OUR PRESENTATION IS IN REGARD TO THE LOCATION OF THE STADIUM FOR THE PAN AM GAMES.

THE HAMILTON CHAMBER OF COMMERCE HAS RESEARCHED AND DEVELOPED POLICIES ON THIS ISSUE DATING BACK TO 2004. WE HAVE CONSULTED OUR MEMBERSHIP, WHICH REPRESENTS OVER 2,100 BUSINESSES EMPLOYING OVER 75,000 EMPLOYEES, AND HAVE CAREFULLY CONSIDERED WHAT OPTION MAY BEST SUIT THIS CITY.

WITH REGARD TO OUR CITY’S WATERFRONT DEVELOPMENT, IT WAS GENERALLY AGREED THAT THE WATERFRONT WAS KEY TO THE DEVELOPMENT OF DOWNTOWN. LOCATING A STADIUM IN A LOWER CITY LOCATION CONTIGUOUS WITH THE WEST HARBOUR REVITALIZATION AREA IS AN EXCELLENT OPPORTUNITY TO TRANSFORM THE WATERFRONT.
THIS WOULD IMPROVE CONNECTIONS BETWEEN THE WEST HARBOUR AND THE DOWNTOWN AREA AND ALLOW THE WEST HARBOUR TO BECOME AN ATTRACTION AREA RATHER THAN MERELY A PASSIVE RECREATIONAL AREA. IT IS VITAL THAT THERE IS YEAR-ROUND/DAY-LONG ACTIVITY IN THIS AREA. WE BELIEVE THAT THE WATERFRONT NEEDS DIVERSITY, AS WELL AS BALANCE; INCLUDING A PLAN THAT WOULD ESTABLISH LONG-ESTABLISHED WATERFRONT USES. IT WILL ALSO BE A MATERIAL SHOT IN THE ARM TO BADLY NEEDED DOWNTOWN REVITALIZATION.

MOST IMPORTANTLY, WE NEED TO SEEK A BALANCED USE OF RESIDENTIAL, COMMERCIAL, CULTURAL AND EDUCATIONAL USES. THE INTENT IS TO BROADEN THE RANGE OF ATTRACTIONS ON THE WATERFRONT, ANIMATE IT YEAR ROUND, BOOST THE CITY’S TOURISM INDUSTRY AND SUPPORT A HEALTHY, ACTIVE HARBOUR. THIS ALSO ADDRESSES THE CRITICAL THEMES OF PUBLIC ACCESS, CONNECTIVITY, DIVERSITY AND BALANCE IN A DISTINCT WAY. WE NEED TO EMBRACE THIS OPPORTUNITY TO BUILD ON THE SUCCESS OF RECENT PARKLAND AND TRAIL INITIATIVES AND CREATE A REMARKABLE, MULTIFACETED WATERFRONT FOR ALL HAMILTONIANS.

MUCH OF THE LAND IN THE PREFERED INDUSTRIAL AREA REMAINS ABANDONED. THE AREA NO LONGER HOLDS A STRONG RATIONALE FOR PRESERVING LAND IN THIS PART OF THE CITY FOR INDUSTRIAL USES. THE AREA NEEDS TO BE REDEVELOPED WITH USES THAT ARE COMPATIBLE WITH THE SURROUNDING NEIGHBOURHOODS AND THE WATERFRONT TO THE NORTH.

WHILE IT IS RECOGNIZED THAT THERE ARE ISSUES OF SITE CONTAMINATION AND PROXIMITY TO THE RAIL YARD, THESE ISSUES DO NOT REPRESENT SIGNIFICANT BARRIERS TO DEVELOPMENT OF THE LANDS FOR A STADIUM FOR THE PAN AM GAMES.
THE OTHER CRITICAL ISSUE WE FACE IS ACCESS TO THE STADIUM AND PARKING. TO HELP
MINIMIZE THE VEHICULAR TRAFFIC IMPACTS FROM A STADIUM ON ADJACENT
NEIGHBOURHOODS, AN ADEQUATE AMOUNT OF PARKING SPACE SHOULD BE PROVIDED ON THE
STADIUM SITE. LOCATING THE STADIUM IN THIS LOCATION WOULD ALSO CAPITALIZE ON THE
PROXIMITY OF TRANSIT SERVICE MAKING THE LOCATION THAT MUCH MORE SENSIBLE.
THE CHAMBER AND ITS MEMBERS BELIEVE THIS STADIUM COULD BE A SIGNIFICANT ATTRIBUTE
TO THE WATERFRONT AREA AND TRULY BECOME A “SIGNATURE PIECE” BUILDING FOR THE
CITY. OUR RECOMMENDATION FALLS RIGHT IN LINE WITH WHAT THE CITY HAS DETERMINED IT
NEEDS TO ULTIMATELY REINVENT ITSELF ATTRACT MORE VISITORS AND PRODUCE DIFFERENT
WAYS TO ENHANCE THE ECONOMY OF THE CITY.

ALTERNATIVELY, IT HAS BEEN SUGGESTED THAT THE CITY CONSIDER LOCATING THE STADIUM
ON THE LANDS SURROUNDING THE AIRPORT. WE DO NOT FEEL THAT LOCATING THE STADIUM
HERE IS THE BEST OPTION FOR THE CITY. THOSE LANDS ARE BEST SUITED FOR EMPLOYMENT
GROWTH, SO LOCATING THE ARENA THERE WOULD NOT BE CONducIVE TO DEVELOPING THAT
AREA

WE HOPE YOU WILL CAREFULLY CONSIDER WHAT WE HAVE PRESENTED BEFORE YOU TODAY AS
WE HAVE GIVEN IT EXTENSIVE CONSIDERATION AFTER MUCH RESEARCH AND DELIBERATION
AND TRULY FEEL THIS IS THE BEST OPTION FOR EVERY MEMBER OF THE HAMILTON COMMUNITY

AGAIN, THANK YOU FOR ALLOWING US TO PRESENT THE COLLECTIVE KNOWLEDGE OF OUR
MEMBERSHIP TO YOU TODAY WITH REGARD TO MOVING THIS CITY FORWARD IN ITS ECONOMY
AND ITS PROSPEROUS FUTURE.
DATE: February 18, 2010

TO: Mayor and Members of Council
City of Hamilton

FROM: Jobs Prosperity Collaborative

RE: 2015 Pan Am Games Update – Report CM09006b

I am Don May, speaking on behalf of the Jobs Prosperity Collaborative. We have circulated your staff recommendations to all the members of the JPC. The overwhelming consensus is support for all the recommendations. In particular, we would like to emphasize the need for broad collaboration to achieve legacy benefit. City building requires sustainable economic, employment and prosperity growth. We are pleased to see this opportunity implemented within the Corporate Priority Plan.

With respect to the City of Hamilton’s involvement in the Pan Am Games – the JPC endorses the 7 principles approved in the last report adopted by this Committee in Report CM09006(a) on January 11th:

- that the true legacy of the 2015 Pan American Games will be the ability for the City of Hamilton to directly link the legacy benefits of the Games with foundational “City Building” initiatives, with an overall goal of sustainable economic, employment and prosperity growth;

- that the 2015 Pan American Games provide a clear and certain deadline for the implementation of the Council approved 2010 Corporate Priority Plan, particularly related to key foundational “City Building” initiatives;

- that although sports infrastructure can act as a catalyst for community and economic development, the full value-uplift potential will be realized by taking a geographic precinct planning and development approach to the stadium and velodrome site;

- that the 2015 Pan American Games provides for a community development opportunity on the current site and broader precinct of Ivor Wynne Stadium, that can benefit the neighbourhood and the City both socially as well as economically, through increased assessment and employment opportunities;

- that the 2015 Pan American Games provides the City of Hamilton with a unique partnership opportunity to leverage public investments from the provincial and federal
levels, that directly link with locally initiated “City Building” initiatives, as well as to leverage other public policy benefits for the City;

- that the 2015 Pan American Games and the other key “City Building” initiatives provide the City of Hamilton an opportunity to look at creative private sector leveraging opportunities;

- that to achieve the full legacy and “City Building” potential of the 2015 Pan American Games, the City must organizationally and functionally align these “City Building” initiatives and their implementation across the Corporation.

The JPC endorses the widest stakeholder involvement. As an example, the opportunity to redevelop the existing Ivor Wynne Stadium site will be a catalyst to community renewal and enhancement. Recent investments in the area, such as the new Prince of Wales elementary school, should be recognized as part of the neighbourhood’s rich assets. The commercial potential of Barton Street can be renewed with more residents moving into the area.

Specifically, with respect to the recommendation to confirm the stadium site in the West Harbour area, and to consult with the Province of Ontario and the Host Corporation the JPC would like to acknowledge:

- The comprehensive staff report
- All the community input
- The very informative and detailed coverage provided to the Community by the local media and the Hamilton Spectator in particular.

The West Harbour area, connected with the downtown, represents an important part of the future of Hamilton. As a Gateway to South-western Ontario and the Greater Toronto-Hamilton Area, Hamilton must have a vibrant and diverse core connected to the Harbour.

The detailed issues can be addressed and solved if we all work together in a collaborative spirit of pride and foresight for our future. We all value the important natural environmental features that need to be protected and enhanced within our Community. The principle of social inclusion as reviewed in the report before you needs to be kept foremost in our minds.

In conclusion, the JPC looks forward to the evolution of the Pan Am Games through a broad-based collaboration that brings the people and organizations of Hamilton together to be the best City to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Don May
On behalf of the Jobs Prosperity Collaborative
Moving Forward: Social Inclusion Priorities and Hamilton’s participation in the 2015 Pan American and Para-Pan American Games

Hamilton Roundtable for Poverty Reduction
Presentation by Dr. Gary Warner & Tom Cooper, HRPR

What Social Inclusion Means

- Social Inclusion is now established “best practice” in hosting international games (Manchester: disability inclusion focus & Vancouver: diversity inclusion focus)
- Inclusion is a Hamilton “best practice” principle seen in bodies such as HRPR, Hamilton Immigration partnership council, Human services planning, HCCI

Why social inclusion is vital

- We need to explicitly think about intentionally including and reflecting everyone when planning, governing and delivering services in Hamilton
- An inclusion lens ensures that the interests of those most susceptible to be overlooked are taken into account
- Inclusion programs apply to areas such as access to economic opportunities, public resources and opportunities for participation including volunteering
- The process of community and stakeholder engagement must also be inclusive
Manchester, England
Commonwealth Games 2002

- Manchester, England = 20,000 jobs / $1.1 billion in investment (after games)
- New opportunities for young people to access recreational facilities
- Pebble that is thrown into a pond creating ever widening circles of opportunities

Vancouver 2010: Social Inclusion

- Recruitment strategy for hiring inner-city residents, persons with a disability and Aboriginal people
- Developed a working group with inner-city agencies to identify opportunities for training and entry-level jobs; began development of a customer training initiative to prepare individuals for Games-time jobs
- Procurement opportunities / engaging contractors that pay a living wage
- Barrier-free venues and accessible workplaces

The Games provide a unique opportunity for Hamilton

- Poverty Reduction efforts must go hand-in-hand with a vibrant community
- The Pan Am Games will bring more than 5000 athletes (tens of thousands of visitors) to the region to participate in spirit of sportsmanship / spin off affects even more important
- The Pan Am Games could lead to important community rejuvenation, new assessment and increased revenue so that Hamilton can enhance social programs, reduce and eliminate poverty
- Job Creation
- New community infrastructure
- Public transit enhancements = just some of benefits to low income residents of Hamilton
Community Development:

• The ‘Games’ should be accessible, affordable and provide opportunities for volunteer development

A legacy for all residents

• The ‘Games’ should provide a long-term legacy and ensure all members of the Hamilton community are better off as a result of the City hosting

Engaging Hamilton’s Diverse Communities

• Games will bring 5000 athletes, but more than 10,000 other visitors (family members, fans, international observers to southern Ontario)
• Games provide an opportunity to engage Latin American and Caribbean communities in Hamilton in helping to host, billet family members and provide volunteers
An “Accessible” Community

- As host for a large number of Para-Pan American Games and up to 1000 athletes with disabilities, a social inclusion strategy could ensure that facilities are universally accessible for both athletes and fans.

Local Jobs, Fair Wages

- Local residents should have access to jobs that pay ‘fair wages’
- Procurement policies for the Pan Ams could include fair & living wage policies

Making Hamilton the Best Place to Raise a Child

- Youth should be provided with enhanced opportunities to access affordable recreational and sports facilities to build a healthy community
Vibrant neighbourhoods

- Venues selected should reflect the need to maintain a vibrant inner City and promote accessible enhancements to public transportation

Community Re-Development

- New stadium will provide opportunities for redevelopment of Ivor Wynne / Scott Park precinct as a sustainable / mixed-income housing – can potentially serve as a showcase for urban revitalization

Next Steps

- Hamilton Roundtable for Poverty Reduction will convene community ‘working group’ to look at what a social inclusion strategy might include & report back to Council on findings in September, 2010
- The ‘Games’ should have the appropriate human and financial resources in place to engage low income residents in the development of a social inclusion strategy that enhances community and neighborhoods.
Presentation to Hamilton City Council re:

Pan Am Games Stadium, Velodrome & Warm up Track Location

February 18, 2010

GOOD MORNING

MR. MAYOR AND MEMBERS OF COUNCIL

THANK YOU FOR ALLOWING ME TO APPEAR BEFORE YOU TODAY AS YOU DELIBERATE ON THE POSSIBLE LOCATIONS FOR THE PAN AM GAMES STADIUM, VELODROME AND WARM UP TRACK IN HAMILTON.

THE DOWNTOWN HAMILTON BIA CAME BEFORE YOU LAST YEAR AT THIS TIME TO SUPPORT YOUR DECISION TO PARTICIPATE IN THE PAN AM GAMES BID PROCESS. NOW THAT ONTARIO HAS SUCCESSFULLY WON THE GAMES WE ARE BACK TO REMIND YOU OF SOME OF THE DETAILS OF OUR PRESENTATION IN SUPPORT OF A LOCATION FOR THE STADIUM NEAR OUR DOWNTOWN.

WE WANTED TO REMIND YOU THAT THERE ARE OTHER STRONG EXAMPLES OF MAJOR CITIES ACROSS NORTH AMERICA WHO HAVE MOVED THEIR STADIUMS FROM THE SUBURBS TO DOWNTOWNS WITHIN THE PAST 20 YEARS AND REDEFINED THEIR DOWNTOWN COMMUNITIES:
MEMPHIS (Autozone Liberty Bowl Stadium – 62,000)

INDIANAPOLIS (Lucas Oil Field – 63,000 & RCA Dome – 60,000)

BALTIMORE (MT&T Bank Stadium – 70,000)
DETROIT (Coors Field – 50,000)

CLEVELAND (Cleveland Brown Stadium – 73,000)

SAN FRANCISCO (AT & T Stadium – 41,000)
VANCOUVER (BC Place - 60,000)

TORONTO (Rogers Centre - 50,000)
SOME OF THESE CITIES MADE THE MISTAKE OF BUILDING STADIUMS IN THEIR SUBURBS AND EXPERIENCED A DROP IN ATTENDANCE AT EVENTS WITHIN THEM, TRAFFIC JAMS DUE TO LIMITED ROAD AND OTHER ACCESSES AND LOSS OF TAX BASED REVENUES ON PRIME EMPLOYMENT LANDS.

I AM HERE TO REMIND YOU OF SOME OF THE OBVIOUS ADVANTAGES OF A WATERFRONT SITE:

1. A HIGHER CONCENTRATION OF OUR POPULATION IS LOCATED WITHIN MINUTES OF A WATERFRONT SITE WHICH WILL BE AN ADVANTAGE FOR ATTENDANCE, AND LESS PRESSURE ON DEPENDENCE ON THE AUTOMOBILE TO ATTEND EVENTS AT THE STADIUM.

2. TRANSPORTATION NETWORKS ARE MORE INTEGRATED AT A WATERFRONT SITE WITH ALREADY EXISTING SYSTEMS OR THOSE PLANNED WITHIN THE NEXT 5 - 10 YEARS SUCH AS MAJOR HIGHWAYS, GO TRANSIT, VIA RAIL, HSR AND LRT.

3. A WATERFRONT SITE OR ONE THAT IS IN CLOSE PROXIMITY TO DOWNTOWN CAN TAKE ADVANTAGE OF THE SEVERAL THOUSAND PARKING SPACES IN BOTH PRIVATE AND PUBLIC LOTS AND PARKING GARAGES WITHIN THE DOWNTOWN DISTRICT.
4. THAT SAME PROXIMITY TO A LARGER CONCENTRATION OF POPULATION ALSO HAS THE APPEAL FOR LARGER ATTENDANCES AT OTHER EVENTS AT THE STADIUM AS WELL SUCH AS FESTIVALS, FOOTBALL GAMES, CONCERTS, MARATHONS, POLITICAL CONVENTIONS AND PARADES.

5. THE PANORAMIC VIEW OF THE WATERFRONT OUTSIDE THE STADIUM OF BOTH THE WATERFRONT AND THE BACKDROP OF DOWNTOWN WILL SHOWCASE HAMILTON TO THE THOUSANDS OF OUTSIDE VISITORS, PARTICIPANTS AND MEDIA FOR THE GAMES, AS WELL AS OTHER EVENTS THAT MAY BE BROADCAST ACROSS MEDIA NETWORKS WORLDWIDE AND BRING THE WORLD TO OUR FRONT DOOR.

6. THIS LOCATION WILL ACT AS A BRIDGE BETWEEN WATERFRONT AND DOWNTOWN DEVELOPMENT AND ENCOURAGE MIXED USE INTENSIFICATION BETWEEN THE TWO DESTINATIONS.

7. THE STADIUM IN THIS LOCATION WILL ADD TO THE DOWNTOWN EXPERIENCE AS A DESTINATION.

8. THE CONSTRUCTION OF THE STADIUM IN THIS LOCATION WILL HAVE SPIN OFF BENEFITS TO BUSINESSES IN THE DOWNTOWN CORE DUE TO THEIR PROXIMITY TO CONSTRUCTION AND THE CONCENTRATION OF BUSINESSES WITHIN THE CONSTRUCTION ZONE.

9. THE ONGOING OPERATION OF THE STADIUM AS A SPORTS MECCA AND EVENT VENUE WILL ALSO BENEFIT MANY DOWNTOWN BUSINESSES AS EVENT GOES SPILL OUT INTO DOWNTOWN RESTAURANTS, OUTDOOR PATIOS, RETAIL CENTRES AND SHOPS THROUGHOUT THE YEAR.

WE STRONGLY URGE COUNCIL TO SUPPPORT THE PAN AM GAMES STADIUM IN A WATERFRONT LOCATION IN CLOSE PROXIMITY TO DOWNTOWN. WE THANK YOU FOR THE OPPORTUNITY TO PRESENT WHAT WE FEEL ARE SOME CONCRETE EXAMPLES OF CITIES THAT HAD THE VISION TO LOCATE MAJOR SPORTS FACILITIES
CLOSE TO THEIR DOWNTOWNS AND ADVANTAGES OF A STADIUM AT THE WATERFRONT.
February 18, 2010

Last February, citing concerns for our neighbourhood, North End Neighbours urged council not to make Barton-Tiffany the preferred site for a new stadium.

Today, Council will vote to put a stadium on the West-Harbour, our doorstep. We want to know how building a stadium will enhance our neighbourhood, enhance residential growth, and be true to Hamilton’s vision of the “Best Place to Raise a Child”.

Within our neighbourhood the issue of putting a stadium on that location is hotly debated. But, for or against, the worry is how a stadium at the West Harbour will affect our neighbourhood. We want a healthy, Child and Family-Friendly Community. We want to be protected from negative impacts of a stadium at our doorstep including traffic and parking.

We are interested in making sure a stadium is transportation-friendly, with shuttles bringing people in rather than driving through our residential streets. We are interested in a LEED stadium built with excellence, incorporating environmentally-friendly designs and concepts.

Issues that have been brought forward and continue to be discussed amongst neighbours include: before and after game “partiers”, noise, what the stadium will look like, what kind of use it will get, will it be a “wall” facing the neighbourhoods, how lights will affect neighbourhood and harbour, community use, traffic, parking, how streets will be blocked off, and which streets will become main arterials.

All will impact our neighbourhood.

A West Harbour Stadium combined with the West Harbour Recreational Master Plan puts our neighbourhood under real pressure especially with the increased traffic and parking. While we certainly see changes coming, and coming fast, we want to remain a healthy, pedestrian friendly community. A neighbourhood welcoming and safe for seniors, handicapped, singles, and families with children. We call it a Child and Family Friendly Neighbourhood.

In keeping with the Hamilton vision of the Best Place to Raise a Child, North End, (and other adjacent neighbourhoods) needs to be protected from major increases in through traffic and event parking. We strongly urge a 5th recommendation be added to the 4 recommendations being voted on today.

a) that approval of the site includes implementation of a program to ensure that the North End Neighbourhood is protected from adverse traffic and parking impacts related to the stadium/velodrome site uses, through comprehensive traffic and parking management strategies to be developed in consultation with residents of that neighbourhood.

North End Neighbours
Sheri Selway, President
www.northendneighbours.com
nen.president@gmail.com
February 11, 2010

Mayor and Members of Council
City of Hamilton
77 James Street North, Suite 220
Hamilton, Ontario, L8R 2K3

Re: Pan Am Stadium Site Selection

We are writing with regards to the Pan Am Stadium location for the 2015 Pan Am Games. We understand the City is considering 2 options for the site. The first being the Airport area and the second the Tiffany Neighbourhood (Barton – Bay - Stewart - Queen).

We believe the Airport location would not be a suitable area as it is too remote and would take away from future employment lands. We would like to see the stadium located in the lower city to re-develop some of the more distressed areas such as the Tiffany block and former Otis Elevator/Studebaker Plant.

In comparing the Tiffany block to the Otis Plant there are a number of benefits to locating the stadium at Otis rather than Tiffany. Below are a few of the advantages and disadvantages to both.

<table>
<thead>
<tr>
<th></th>
<th>440 Victoria Avenue</th>
<th>Tiffany</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning:</strong></td>
<td>Currently zoned for this use</td>
<td>Holding zone because of setting sail – rezone required</td>
</tr>
<tr>
<td><strong># Of properties</strong></td>
<td>1 totalling 25 acres</td>
<td>36+ properties totalling 18.7 acres</td>
</tr>
<tr>
<td><strong>Estimated cost prior to clean up and demo</strong></td>
<td>$9,000,000</td>
<td>$8,000,000</td>
</tr>
<tr>
<td><strong>Availability</strong></td>
<td>Property currently available for sale</td>
<td>1 property for sale; remaining will need to be negotiated or expropriated</td>
</tr>
<tr>
<td><strong>Demolition estimate</strong></td>
<td>$1,000,000±</td>
<td>$1,000,000±</td>
</tr>
<tr>
<td><strong>Environmental clean up (estimate only)</strong></td>
<td>$500,000</td>
<td>$10,000,000</td>
</tr>
<tr>
<td></td>
<td>440 Victoria Avenue</td>
<td>Tiffany</td>
</tr>
<tr>
<td>----------------------</td>
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<td>------------------------------</td>
</tr>
<tr>
<td><strong>Timing</strong></td>
<td>Immediate</td>
<td>±18 months- expropriation</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>Provide 17+ acres</td>
<td>Limited amount with only 10</td>
</tr>
<tr>
<td></td>
<td>The abandoned 10 acre Esso</td>
<td>acres total if stadium area</td>
</tr>
</tbody>
</table>
|                      | property across the street could be an additional site. | acres

| **HSR Current Service** | Route 4 and 12 | No HSR service |

Syd and Paul have been life long residents and tax payers of the City and participate in a number of committees and organizations. The JPC, Chamber of Commerce, Commercial Real Estate Council and Mayors Economic Development Advisory Committee are just some.

It is our belief the Tiffany area should be remediated and put to a higher and better use such as Medium to High Density Residential. This type of development is in keeping with the Province’s wish for greater intensification within existing urban boundaries as outlined in the Places to Grow Legislation.

The Victoria Avenue site, if not used for a stadium, would continue as industrial or commercial generating approximately $240,000 in yearly tax revenue. Residential intensification in the Tiffany area would generate in excess of $30,000,000 in development charges and annual taxes in excess of $6,000,000 (based on 3,000 residential units).

The stadiums will not only be a draw for new businesses, it will help raise the profile of the whole Otis neighbourhood. It has better road access, serviced by the four (4) lane one way street of Victoria and 4 lane two way street of Wentworth. Both provide excellent access to the downtown core, Burlington Street and ultimately the QEW. The Victoria Avenue site is better suited for this type of development and would be far more cost effective and less timely than the Tiffany neighbourhood.

We encourage council to make the right financial decisions when considering the stadium location.

Yours truly,

Sydney V. Hamber
Senior Vice President
Broker of Record

Paul Mariutti
Vice President
Sales Representative
Dear Mayor Eisenburger and Members of City Council:

This letter comes to request that you defer any decision tomorrow on the location of the PPP AM lands and the proposed stadium until after you have viewed the DVD enclosed by Paul Martin, entitled "You Me and The SPP: Trading Democracy for Corporate Rule."

When I viewed the DVD, I was appalled at the deception that was going on behind the scenes and out of public viewing that was seen by the North American public being fleeced of so much of their hard-earned monies and infrastructures.

As a result, with freelancing governments, which seem to care little about putting the brakes on the spending, as with Ottawa and Queen Park and everyone spiralling taxpayers and their children's children deeper and deeper into debt, I would ask that you would all at least temporarily on the side of caution.

Sincerely,
Valerie Steadman
905 525-8374
To- Councillor Collins,  
City of Hamilton.  

Open Letter  

February 17th, 2010.  

c/c Mayor Eisenberger, All councillors, Media.

Dear Sir,

I am writing you as a private citizen of Hamilton, (following views do not represent any organizations that I am associated with) regarding our City involvement with the Pan Am Games and facilities.

As I watched the opening ceremonies of the Vancouver Winter Olympics, listened to the words of Vanoc CEO John Ferlong asking all to make Canada and the World a better place, and enjoyed the moments of excellence of the athletes whether from Canada, U.S.A., Germany, China, etc. I began to think of our 2015 Pan Am Games involvement.

Are we building the best we can?, are we fully committed to raising all to their best potential?

I would like to believe that we are doing the best we can, and the Pan Am bid committee have made good recommendations given that there were restrictions placed upon them, which I understand from local media reports were the result of your request to council.

Your concerns of protecting green space at Confederation Park are very commendable and are concerns that I fully share.

However I believe that it is possible not only to preserve green space but to greatly enhance it at Confederation Park, at the same time rebuilding Hamilton as a sustainable, better place to live.

The attached hand sketch shows roughly what I have in mind. Stadiums traditionally have been stand alone, single use facilities, therefore extremely expensive for the 10 or so games played per year. As you can see in sketch, proposal is one part of a complex, shares and benefits from common elements. Facility would also include a housing complex, a commercial/industrial complex for “green tech/cleantech” and a feature attraction of an Aquarium to house the 1812 Hamilton/Scourge boats that Hamilton is committed to preserving (Tourist attraction).

Entire complex would be “net zero” energy sufficient and also include a vast storm water containment system to accept overcapacity from City wastewater facility, avoiding city flooding as witnessed last year.

Location on QEW, at Red Hill Parkway is better suited for attracting attendees from a much wider area, thus major events could be handled without a problem.

This facility would also be a main “Gateway” entrance to Hamilton, which I believe would be an added benefit. Complex would be serviced by public transit.

I believe we should NOT be looking at developing only one site versus another. For example, the West Harbour site is an ideal location for a world class velodrome with excellent access to the
escarpment cycle route used for the World Cycling event up/down the escarpment. My understanding is that there are no Velodromes in Canada that meet International Standards, so this would put us in good shape to secure additional first class cycling events.

In my opinion the Pan Am aquatic centre (pool) should be located in a King/Bay/Main St, complex (McMaster/Board of Education), using all of a glassed in roof area/sunlight for pool and training facility. Both velodrome and pool would lead to redevelopment of Downtown.

All three sites should be joined with an L.R.T., with hotels located Downtown.

If we are serious about redeveloping Hamilton as a long term sustainable city, then I believe that we need to aim higher.

My “ask” of you, and all council, is to consider the above in your deliberations and consider a delay of say 1 or 2 months in deciding location/options. This would give a short time for very serious public discussion regarding full impact of options, and put Confederation Park option on the table.

From media reports, costs for options do not seem to be available to a reasonable accurate guess ($3.37M to $50M for site clean up?), therefore one would not expect council to be making an immediate decision in any case. (if media reports are in fact correct)

I fully realize that my suggestion is very last minute, but I feel that I would like to speak up now rather than regret later not speaking up.

If a stadium (most likely with rock concerts, noise) was being proposed next to our home, believe that I would be suggesting alternates like this. New construction can be super insulated against noise.

This overall suggestion will also create badly needed long term sustainable jobs, and would go a long way to providing the transformation that we need to rebuild Hamilton. By building experience on “Greentech/Cleantechn” we will be in a position to benefit from the Pan Am Games visitors as this will give us exposure to a very large market area (Canada, USA, South America) for our knowledge, experience and products.

Thank you for taking the time to read this, hoping that it may be of use in your decision making, it would be my pleasure to discuss this with yourself or anyone interested, as we are all have the common goal of making Hamilton a better place to live.

Sincerely, Peter O’Hagan