General Issues Committee
REPORT 10-003
9:30 a.m.
Wednesday, December 22, 2010
Council Chambers
Hamilton City Hall
71 Main Street West

Present: Mayor B. Bratina
Councillors S. Duvall, J. Farr, L. Ferguson, T. Jackson, B. Johnson,
S. Merulla, B. Morelli, J. Partridge, R. Pasuta, M. Pearson, R. Powers,
C. Collins, T. Whitehead

Absent with
Regrets: Councilor B. McHattie – Illness

Also Present: C. Murray, City Manager
R. Rossini, General Manager, Finance and Corporate Services
G. Davis, General Manager, Public Works
T. McCabe, General Manager, Economic Development & Planning
P. Barkwell, City Solicitor
J. Kay, General Manager/Chief, Hamilton Emergency Services
Diane LaPointe-Kay, Senior Director, Community Services
M. Gallagher, Deputy Clerk
A. Grozelle, C. Newman

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 10-003 TO COUNCIL
AND RESPECTFULLY RECOMMENDS:

1. CP Rail Aberdeen Rail yard site (Added Item 9.2 & 8.2)

Whereas the cost of acquiring the lands known as the CP Aberdeen Yard are
prohibitive, therefore be it resolved, that no further action be taken with regard to
the CP Rail yard at Aberdeen and Longwood as a stadium option.
FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes to the Agenda:

(i) That a Motion respecting Stadium Construction for Pan Am Games be added to the agenda as item 8.1

(ii) That a Notice of Motion respecting the West Harbour Stadium Site be added to the agenda as Item 9.1

(iii) That a Notice of Motion respecting the CP Rail Yard Site be added to the agenda as Item 9.2

(iv) That a Notice of Motion respecting Confederation Park be added to the agenda as Item 9.3

The agenda was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

None

(c) PRESENTATIONS

International Event Opportunities – 2015 Pan Am Games Update (CM09006(k)) (Item 7.1)

Chris Murray, City Manager made a power point presentation. Highlights of the presentation included but were not limited to the following;

- Outlined how the Pan Am Process began and the work that staff has done in relation to the CP Rail site
- Discussed how they worked with CP Rail to determine the cost of purchasing the site
- Indicated that during discussions on other sites they were approached by CP Rail who suggested they consider purchasing their site
- Of the 55 acres not all of it is developable only around 45 acres is usable for stadium facilities and parking
- Through the consultation process CP Rail found that they would need to move the Aberdeen site this led to identification of business relocation costs
- Even though CP Rail could move from the Aberdeen site they could not move all the business to the Milton site in a time frame
- This led to the estimated cost of 69.2 million to 89.2 million which was dramatically different than what was considered at the outset
- Indicated that he talked with CP Rail’s head offices and they indicated that this is not negotiable numbers and that CP Rail would need a cash payment and are not willing to take tax incentives or naming rights
- Hostco has stressed that the absolute final deadline for determining a site is February 1, 2011
- The Province of Ontario has indicated that they are certainly willing to help us. The Premier is waiting for the City of Hamilton to pick a site and determine the cost difference so they can determine what support they will give
- In terms of the conversations with the Province the CP Rail cost far exceeds what we could expect to receive in terms of additional Provincial support
- It is important to determine the location of the stadium in order to determine the cost differential and work further with the province.
- Working on a design passed on BMO fields and despite where the location is set the design will work
- Around $500,000 is required to complete this stage of the stadium design
- Discussed the two working groups that have been set up
- Discussed that they are working with the velodrome

Rob Rossini, General Manager of Finance and Corporate Services made a power point presentation. Highlights included but were not limited to the following;

- Discussed that we are looking at around 160 million dollar stadium unless there are problems involved such as bedrock, etc.
- Indicated that traffic infrastructure and other items led to a total cost of around $236 million and $256 million
- Discussed the $111 million to $131 million funding gap
- Discussed there discussion with the Tiger Cats to bridge this funding gap
- Indicated that they managed to get around 20 – 22 million dollars to help fill that funding gap
- Indicating that we would need between 12-22 million from another level of government plus site acquisition, plus traffic infrastructure
- We have spent around 9 million on land acquisition in the West Harbour and will possibly end around 10 million dollars

Committee members asked for points of clarification of staff around the background of the CP Rail discussions, the funding being provided by the Federal and Provincial government, Hostco and the City of Hamilton.

By Motion Report (CM09006(k)) and the presentation by staff respecting International Event Opportunities – 2015 Pan Am Games Update, were received.
(d) MOTIONS

Councillor Merulla withdrew the following motion.

(i) **Stadium Construction for Pan Am Games (Added Item 8.1)**

Whereas the problem with the Toronto Pan Am games bid has been fueled by emotion and based on wants rather than needs of our community;

And Whereas the original purpose of the Stadium was to create a legacy for amateur sport and provide a new stadium for the Tiger-Cats;

And Whereas if the Tiger-Cats cannot afford the old stadium how can they afford a new stadium?;

And Whereas the original purpose of the stadium has changed to simply creating a legacy for the for-profit Tiger-Cats and a potential professional soccer team;

And Whereas a capital deficit of tens of millions of dollars prevails in the construction of a new stadium at Longwood Road;

And Whereas the Council of the City of Hamilton's focus must be governed based on the need to focus on priorities that matter such as Manufacturing Jobs, two billion dollar infrastructure deficit, one hundred and forty six million dollar provincial downloading crisis and twenty percent poverty rate;

And Whereas the issue of sustainability for the Hamilton Tiger-Cats is only realistically addressed at Ivor Wynne Stadium and the business challenge of the Tiger-Cats is to fill the nearly thirty thousand seats available to them at a publicly-subsidized Ivor Wynne Stadium;

And Whereas the issue of a new stadium is not the answer to the Tiger-Cats sustainability but rather, the issue of sustainability is addressed in the Tiger-Cats and the CFL providing a product on the field that creates a demand for tickets, thereby creating the necessary revenue to become and remain sustainable;

And Whereas a renovated Ivor Wynne Stadium, at a cost of twenty million dollars over twenty years, as approved by Council in 2007 and a sold-out stadium for all Tiger-Cat home games is the answer and the most prudent initiative for all stakeholders to pursue.
Now Therefore Be It Resolved:

That the City of Hamilton cease any further action in building a new stadium.

(ii) **CP Rail Aberdeen Rail yard site (Added Item 8.2)**

Whereas the cost of acquiring the lands known as the CP Aberdeen Yard are prohibitive therefore be it resolved, that no further action be taken with regard to the CP Rail yard at Aberdeen and Longwood as a stadium option.

The Motion CARRIED on the following standing recorded vote:


Total: 15
Nays: 0
Total: 0
Absent: B. McHattie
Total: 1

(iii) **Evaluation of Confederation Park site (Added Item 8.3)**

Whereas the Federal and Provincial governments remain committed to a substantial funding contribution for a Legacy stadium to be located in Hamilton, contingent on tenancy by the Hamilton Tiger Cat Football Club, And whereas a decision is being requested by Hostco by February 1, 2011,

Therefore be it resolved: That staff be directed to evaluate a site located at Confederation Park and bring a preliminary progress report back to the General Issues Committee on the viability, including costs, no later than January 14, 2011.

The Motion was DEFEATED on a Standing Recorded Vote:

Yeas: R. Bratina, B. Clark, J. Farr, L. Ferguson, R. Pasuta, T. Jackson
Total: 6
Total: 9
Absent: B. McHattie
Total: 1
(e) NOTICE OF MOTIONS

(i) Councillor McHattie was not in attendance. His Notice of Motion remained a Notice of Motion.

West Harbour Stadium Site (Added Item 9.1)

Whereas, there remains considerable uncertainty as to the possibility of the CPR yard lands as a location for the Pan-Am Soccer Stadium as evidenced in staff report CM09006(i), including outstanding financial, transportation, relocation of existing industry, and land remediation cost issues, and;

Whereas, the Hostco September 23, 2010 letter from Ian Troop to Chris Murray requires a definitive stadium site selection and City of Hamilton commitments on leasehold interests, remediation costs, risk assessment, and additional funding commitments to achieve a 25,000+ seat stadium, by September 29, 2010, and;

Whereas, there is a very real possibility that Hamilton stands to lose any Pan Am stadium investment altogether.

Therefore Be It Resolved:

(a) That the City of Hamilton commit to the West Harbour stadium site (including other site commitments as required in the Sept 23/010 Ian Troop letter), and request that the Hamilton Tiger-Cats provide a letter committing to the West Harbour site, or;

(b) That should the Hamilton Tiger-Cats not wish to commit to the West Harbour stadium site location, that $20M from the Future Fund Pan Am Games allocation be re-directed to the renovation of Ivor Wynne Stadium, and that staff report back on options for re-allocating the remainder of the $45M Future Fund stadium allocation.

(ii) Mayor Bratina introduced the following Notice of Motion.

CP Rail Aberdeen Rail yard site (Added Item 9.2)

Whereas the cost of acquiring the lands known as the CP Aberdeen Yard are prohibitive, therefore be it resolved, that no further action be taken with regard to the CP Rail yard at Aberdeen and Longwood as a stadium option.

The Rules were waived to allow the introduction of a motion respecting CP Rail Yard.
For further disposition on this matter refer to above item 1.

(iii) Mayor Bratina introduced the following Notice of Motion.

**Evaluation of Confederation Park site (Added Item 9.3)**

Whereas the Federal and Provincial governments remain committed to a substantial funding contribution for a Legacy stadium to be located in Hamilton, contingent on tenancy by the Hamilton Tiger Cat Football Club,

And whereas a decision is being requested by Hostco by February 1, 2011,

Therefore be it resolved: That staff be directed to evaluate a site located at Confederation Park and bring a preliminary progress report back to the General Issues Committee on the viability, including costs, no later than January 14, 2011.

The Rules were waived to allow the introduction of a motion respecting Confederation Park.

The Motion to waive the rules CARRIED on the following recorded vote;


Total: 14

Nays: T. Whitehead

Total: 1

Absent: B. McHattie

Total: 1

See Item (d) (iii) for further disposition of this item.

(iv) Councillor Clark introduced the following Notice of Motion

**Notice to Hostco (Added Item 9.4)**

That notice be given to Hostco that as there is no viable site at this time that the City is withdrawing from the Pan Am Games.

A motion to waive the Rules to allow the introduction of a motion respecting, withdrawing from the Pan Am Games was defeated.
(f) **AJOURNMENT**

There being no further business, the Committee adjourned at 12:57 p.m.

Respectfully submitted

[Signature]

December 22, 2010
Mary Gallagher, Deputy Mayor