Committee of the Whole
REPORT 09-031

11:40 a.m.
November 23, 2009
Albion Room
Hamilton Convention Centre

Present:
Acting Deputy Mayor T. Jackson

Absent with regrets:
Mayor Eisenberger, Councillors B. Clark, M. McCarthy, S. Duvall, B. Bratina

Also Present:
C. Murray, City Manager
R. Rossini, General Manager, Finance and Corporate Services
T. McCabe, General Manager, Planning and Economic Development
M. Gallagher, Co-ordinator, Council and Committee of the Whole/Budgets

COMMITTEE OF THE WHOLE PRESENTS REPORT 09-031 AND RESPECTFULLY RECOMMENDS:

1. Application for Funding through the “Infrastructure Stimulus Fund for Not-for-Profit Entities in Ontario” Program (Item 6.1)

Whereas, the recent success of the Toronto 2015 Pan Am Games bid will result in significant funding to replace the existing Ivor Wynne Stadium and aquatic centre at McMaster University and provide the opportunity to create a legacy project through the construction of the velodrome.

Therefore, be it resolved,

(a) That the Council of the City of Hamilton supports, based on the provision of a sound business case, the National Cycling Centre of
Hamilton’s application to the Federal and Provincial governments for funding through the ‘Infrastructure Stimulus Fund for Not-For-Profit Entities in Ontario’ program, for the construction of a world-class, international standard, permanent indoor velodrome facility in Hamilton, with the understanding that the City of Hamilton has not provided any approvals for additional operating or capital costs which may be associated with this application;

(b) That the National Cycling Centre of Hamilton, appropriate government agencies and the local M.P.’s and M.P.P.’s be so advised.

2. Southern Ontario Development Program (FCS09111) (City Wide) (Item 6.2)

(a) That the Projects, as listed in Appendix “A”, as amended, attached hereto be approved for consideration under the Southern Ontario Development Program;

(b) That the Projects, listed in Appendix “A” as amended, be submitted in the amount of $8.4 million, in accordance with the terms and conditions associated with the Southern Ontario Development Program;

(c) That copies of report FCS09111 be forwarded to local MP’s and MPP’s.

FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA

The agenda was adopted as presented.

(b) DECLARATIONS OF INTEREST

None

(c) DELEGATION REQUESTS

3.1 Request to address Item 6.1 submitted by Andrew Iler, President, National Cycling Centre Hamilton

The delegation request was approved.
(d) **Southern Ontario Development Program (FCS09111) (City Wide) (Item 4.1)**

Mike Zegarac provided an overview of the report.

Appendix A was amended as follows:

The West Hamilton Innovation District Expansion project was moved to priority one from priority two.

And the following amendment was approved thus reducing the amount in subsection (b) from $14.4 to $8.4 million:

(d) That the Auchmar Application funding request be amended to reflect the 2 million dollars which has been allocated by the City of Hamilton and that staff report back to committee on a phase in plan for future years funding.

The main motion as amended carried.

(e) **DELEGATIONS**

Mr. Andrew Iler, President, National Cycling Centre Hamilton did not have a presentation but was available to answer any questions posed by Members of Council on the motion presented by Councillor Powers as Item 5.1

(f) **Application for Funding through the “Infrastructure Stimulus Fund for Not-for-Profit Entities in Ontario” Program (Item 6.1)**

A Standing Recorded Vote on the following amendment was CARRIED:

That subsection (a) be amended by adding the following wording after the word: “supports” in the first line:

"based on the provisions of a sound business case"

and

By adding the following wording after the words: “facility in Hamilton”:

“with the understanding that the City of Hamilton has not provided any approvals for additional operating or capital costs which may be associated with this application.”
The Amendments Carried on a Standing Recorded Vote as follows:

Yeas: Collins, Ferguson, Jackson, McHattie, Pasuta, Mitchell, Pearson, Powers, Whitehead
Total: 9
Nays: Merulla
Total: 1
Absent: Mayor Eisenberger, Councillor Clark, McCarthy, Bratina, Morelli, Duvall
Total: 6

The Motion as Amended CARRIED on a Standing Recorded Vote as follows:

Yeas: Ferguson, Jackson, McHattie, Pasuta, Mitchell, Pearson, Powers, Whitehead
Total: 8
Nays: Collins, Merulla
Total: 2
Absent: Mayor Eisenberger, Councillor Clark, McCarthy, Bratina, Morelli, Duvall
Total: 6

(g) PRIVATE AND CONFIDENTIAL

Committee moved into closed session further to Section 8.1 (c) of the City’s Procedural By-law and Section 239 of the Ontario Municipal Act as the matter to be discussed concerns a proposed or pending acquisition or disposition of land for municipal purposes.

8.1 Update on Land Purchase Negotiations - verbal

The Committee reconvened in open session with nothing to report in open session.

(h) GENERAL INFORMATION

Councillor Whitehead provided an update on the rules for the infrastructure stimulus funding from the Ministry which was discussed at FCM.

There being no further business, the meeting adjourned at 1:20 p.m.
Respectfully submitted,

Acting Deputy Mayor T. Jackson

M. Gallagher, Co-ordinator
Council, Committee of the Whole
November 23, 2009
### West Hamilton Innovation District Expansion

City Of Hamilton, SODP Intake One Priority One

In preparation for the redevelopment of the West Hamilton Innovation District (WHID) and its connection to the McMaster Innovation Park (MIP), there are a number of infrastructure projects and upgrades that must occur. Specifically, the redevelopment and construction of Frid Street which may involve the remediation of potentially contaminated soils within the road allowance and will also include the installation of new water, storm and wastewater infrastructure.

Frid Street has been identified as the major arterial road in WHID that will eventually connect this high technology business park to MIP and Longwood Avenue. This is critical transportation infrastructure that will stimulate new non-residential development in the form of new knowledge based companies, the creation of new high paying jobs, and significant new non-residential tax assessment.

**Total Project Cost:** $4.3M - $1.8M SODP capital request  
**Current funding:** $400K Dev Charges, $2.1M Municipal

### Hamilton Waterfront Development Corporation Business Proposal and Financial Feasibility Study

City Of Hamilton, SODP Intake One Priority Two

In September of 2009, Hamilton City Council endorsed the concept in-principle, of creating a Hamilton Waterfront Development Corporation. The Corporation will be municipally owned, but will operate independently of the municipality through a separate corporate structure. City staff have been directed to report back to COW with recommendations regarding a specific mandate, governance structure, staffing, and financial funding model for a Hamilton Waterfront Development Corporation, and the parameters of a legal agreement that would be required to establish the Corporation.

To date, the mandate, governance structure, and staffing model are in-progress.

It has become apparent however, that although municipalities are involved in the development industry through its legislative planning and development roles, internal municipal staff do not have the necessary experience or expertise to develop a financing model that would blend public sector values, within the content of a private-sector development model.

This project would be focused on a business development proposal to establish a sustainable financing and investment model for the Hamilton Waterfront Development Corporation. It is envisioned that this project would utilize the advice of external consultants, with solid experience within the private-sector development industry, to develop a business plan and financial feasibility study. This project would cover the following:
### Appendix “A” to Item 2

Committee of the Whole Report 09-031

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<tr>
<td>1.</td>
<td>Research financing models of development corporations in various jurisdictions</td>
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<td>2.</td>
<td>Create a range of options on the initial upfront capital investment required to establish the development corporation with forecasted development goals and rates of return for the various options</td>
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<td>3.</td>
<td>Establish a range of development financing models that could be employed by the development corporation on a project-by-project basis</td>
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<td>4.</td>
<td>Create a financial sustainability plan for the development corporation</td>
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**Total Project Cost:** $100K - $100K non-capital SODP request  
**Current funding:** None identified

| City of Hamilton Protocol and Curatorial Centre at Auchmar | The use of Auchmar as the City of Hamilton Protocol and Curatorial Centre at Auchmar (PPCA) is an innovative and progressive readaptive use of a heritage site. Auchmar is an excellent and rare surviving example of Gothic Revival residential architecture. It is also significant for its associations to a prominent Hamilton figure and its associations to important African Canadian history. |
| City Of Hamilton, SODP Intake One Priority Three | The purpose of the PPCA is to:  
- provide a site for civic use including a curatorial centre, a conservation lab, and several meeting spaces for civic hearing and protocol events.  
- to open the restored heritage grounds for the enjoyment of the public and visitors, and,  
- provide a public space dedicated to the story of black history in Hamilton. |
|   | The project will implement an adaptive re-use of a significant heritage building, including several major components. |

**Total Project Cost:** $4 M - $4 M SODP capital request  
**Current funding:** $1.5M Pre-2010 $0.5M 2010 budget request