General Issues Committee
REPORT 11-023
(as amended by City Council on July 7, 2011)
9:30 a.m.
Monday, July 4, 2011
Council Chambers
Hamilton City Hall
71 Main Street West

Present:
Deputy Mayor B. Morelli (Chair)
Mayor B. Bratina
Councillors C. Collins, S. Duvall, J. Farr, L. Ferguson,
B. McHattie, S. Merulla, B. Morelli, B. Johnson, J. Partridge,
R. Pasuta, M. Pearson, R. Powers

Absent with Regrets:
Councillors T. Jackson, T. Whitehead – Vacation

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 & Economic Development
J. Brown, A/General Manager, Community Services
H. Hale Tomasik, Director, Human Resources and Organizational Development
Dr. E. Richardson, Medical Officer of Health
N. Everson, Director, Economic Development & Real Estate
P. Barkwell, City Solicitor
C. Biggs, Co-ordinator, Committee Services/Council/Budgets

THE GENERAL ISSUES COMMITTEE PRESENTS REPORT 11-023 AND RESPECTFULLY RECOMMENDS:

1. Treasurer’s Apportionment of Land Taxes for Properties in Stoney Creek and Hamilton (FCS11001(d)) (Wards 3 and 10) (Item 5.1)

   (a) That the 2011 property taxes in the amount of $6,713 for 82-84 Margaret Ave., Stoney Creek, (Roll #2518 003 310 29800 0000) be apportioned and split amongst the two newly created parcels as set out in Appendix “A" attached hereto;

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2. Westdale Village Business Improvement Area (B.I.A.) Revised Board of Management (PED10260(a)) (Ward 1) (Item 5.2)

That the following individual be appointed to the Westdale Village B.I.A.’s Board of Management:

Sylvia Simpson

3. Declaration of Surplus, Sale of Easement and Lease Agreement with Rogers Wireless Inc. – 385 Jerseyville Road – Morgan Firestone Arena, Ancaster (PED11119) (Ward 12) (Item 5.3)

(a) That the subject lands, described as Parts 1 and 2, on Survey Plan C3941, being Part of Lot 38, Concession 2, known municipally as 385 Jerseyville Road, Ancaster (Morgan Firestone Arena); having an area of approximately 178.89 square metres (1,925 square feet) as shown on Appendix “A” attached to Report PED11119, be declared surplus to the requirements of the City of Hamilton in accordance with Procedural By-law 04-299;

(b) That an Offer to Purchase (Easement) by Rogers Wireless Inc. scheduled to close on or before July 15, 2011 for the land described in Recommendation (a) be approved and completed at the sale price of $2.00;

(c) That the sale price of $2.00 does not include the Harmonized Sales Tax (HST); should HST be applicable and collected by the City, that the HST amount be credited to Account No. 22828 009000 (HST Payable);

(d) That the sale proceeds be credited to 47703-444005 and transferred to the Ancaster Reserve Account No.108030;

(e) That the one time application administrative fee of $750.00, payable to the host department, be credited to the Ancaster Reserve Account No.108030, as stated in the Telecommunication Tower and Antenna Protocol;

(f) That City Council, approve entering into a lease with Rogers Wireless Inc. over the land described as Part 1 on Survey Plan C3941, for a term of twenty (20) years;

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(i) **Rental Rate:** From the date of commencement, being July 15, 2011, Rogers Wireless Inc. shall pay rent based on $26,000.00 per year net, plus H.S.T. throughout the first year of the term. The initial annual rent of $26,000.00 will increase by 2.5% per year.

(ii) **Operating Costs:** The tenant will be responsible for paying all operating costs and property taxes, in addition to the rent.

(g) That all rent proceeds from the lease described in Recommendation (f) be credited to the Ancaster Reserve Account No.108030;

(h) That any disbursements, legal fees and expenditures incurred by Legal Services be charged to the Ancaster Reserve Account No.108030;

(i) That the Mayor and Municipal Clerk be authorized and directed to execute and issue a Certificate of Compliance in the form prescribed pursuant to Section 268 of the Municipal Act, incorporating the following:

   (i) That as required by Section 3 (a) of By-Law 04-299, the subject lands be declared surplus by inclusion in this Report to City Council;

   (ii) That an internal appraisal of the fair market value of the real property intended to be sold was completed on May 10, 2011;

   (iii) That, in accordance with the approved method of providing notice in the City of Hamilton By-Law No. 04-299 “Procedural By-Law for the Sale of Land”, Section 12 (a) (6), notice to the public of the proposed sale of land is given by inclusion of this recommendation to City Council, and;

(j) That the Mayor, General Manager of Finance, and City Clerk be authorized and directed to execute the Easement and Lease agreements in a form satisfactory to Corporate Counsel.

4. **Lease Agreement for Social Housing and Homelessness Division – First Place, 350 King Street East, Unit 110; Lessor – CityHousing Hamilton Corporation (PED11130) (Wards 2 and 3) (Item 5.4)**

(a) That a new lease with City Housing Hamilton Corporation (CHHC) be approved, subject to the following terms and conditions:

   (i) **Term:** Ten (10) years commencing October 1, 2011 and terminating on September 30, 2021;
(ii) **Property:** 350 King Street East, Unit 110, Hamilton, comprising a gross rentable area of 8,400 square feet of ground floor and mezzanine space within First Place;

(iii) **Rental Rate:** From the date of commencement, being October 1, 2011, the City shall pay fixed rent at $15.00 per square foot gross, plus H.S.T., throughout the 10 year term;

(iv) Lease provides for 12 underground parking spaces at $35.00 per month; and,

(v) **Operating Costs:** Operating costs are included in the gross rent; however, the City will pay any escalation in costs over the 2011 base year. The landlord recognizes that the premises will become exempt from property taxes once they are declared as a municipal capital facility and that the rental amount will be reduced by a proportionate amount equal to the tax savings of about $2.55 per square foot (2010), for an overall gross rent of $12.45 per square foot, plus H.S.T.

(b) That all rent and operating costs be funded from Account No. 673000-55358 and any additional tenant improvements, furniture and moving costs be funded from the client’s Capital Project Account No. 6731141100;

(c) That the landlord will pay tenant improvement costs estimated between $400,000 to $425,000 based upon the client department’s specifications;

(d) That Legal Services be authorized to prepare a by-law under Section 110 of the Municipal Act to designate the leased space as a Municipal Capital Facility, thereby exempting the City from payment of realty taxes; and,

(e) That the Mayor, General Manager of Finance, and City Clerk be authorized and directed to execute the Lease in a form satisfactory to the City Solicitor.

5. **Canadian Country Music Week – Application to Alcohol and Gaming Commission of Ontario (PED11092(a)) (City Wide) (Item 5.5)**

(a) That the Canadian Country Music Week, Conference and Awards, September 9 - 13, 2011 be acknowledged as a premier event of municipal significance;
(b) That the application to the Alcohol and Gaming Commission of Ontario for extension of hours for the Ole Music Publishing Entertainment Showcase Event, Monday, September 12, 2011 to Tuesday, September 13, 2011 with liquor service to 3:30 a.m. at Tailgate Charlie’s Liquid Kitty Lounge, 69 John Street South, Hamilton, Ontario, be endorsed.

6. Sale of Part of 306 Woodworth Drive, Ancaster, to Schuit Homes Inc. (Jerry Schuit) (PED11056(a)) (Ward 12) (Item 5.6)

(a) That an Offer to Purchase, executed by Schuit Homes Inc. on May 13, 2011, and scheduled to close on or before September 28, 2011, for the lands described as Parts 4 and 5 on Plan 62R-18831, comprising an area of 7,820 square metres (1.93 acres) more or less, forming part of PIN 17436-0151 (LT) and part of PIN 17436-0137 (LT), and part of Roll No. 251814036013600 (as shown on Appendix “A” attached to Report PED11156a) be approved and completed, subject to the conditions described in recommendation (f) and the sale proceeds of $1,476,000 be credited to Grange School Project ID 47702-4400556595;

(b) That the administrative, legal and advertising expenses in the amount of $70,337 be funded from Grange School Project ID 4400556595 and deposited into account 45408-3560150200; and that demolition costs in the amount of $80,000 be charged to Grange School Project ID 4400556595;

(c) That the net sale proceeds after disbursements be transferred from Grange School Project ID 47702-4400556595 and credited to the Ancaster Capital Reserve - Account No. 108030;

(d) That the deposit cheque in the amount of $166,788, exceeding the required deposit of 10% of the purchase price, be held by the General Manager of Finance pending acceptance of this transaction;

(e) That the sale price of $1,476,000 does not include the Harmonized Sales Tax (HST); should the HST be applicable and collected by the City, that the HST amount be credited to Account No. 22828 009000 (HST Payable);

(f) That the sale is subject to the following conditions included in the Offer to Purchase:

(i) The Transferee shall apply for and receive final site plan and draft condominium plan approval in accordance with the design concept attached hereto as Schedule “B”, if required by the City of Hamilton, at its own cost;
(ii) The Transferee shall commence construction of a building(s) no later than twelve (12) months from the closing date (subject to force majeure and delays attributable to the Transferor). Construction shall be deemed to have commenced upon installation of the foundations, as determined by the City of Hamilton Building Services Division;

(iii) The Transferee shall complete construction of the said building(s) no later than two (2) years from the closing date (subject to force majeure and delays attributable to the Transferor). The building(s) shall be deemed as completed upon final inspection by the City of Hamilton Building Services Division.

(g) That the Mayor and Municipal Clerk be authorized and directed to execute and issue a Certificate of Compliance in the form prescribed pursuant to Section 268 of the Municipal Act, if required, incorporating the following:

(i) That as required by Section 3 (a) of By-Law 04-299, the subject lands were declared surplus by Council, Motion 7.1(4) (PED11056) adopted on March 23, 2011;

(ii) An internal appraisal of the fair market value of the real property intended to be sold was completed on December 8, 2010 and the sale price falls in the range of value of the appraisal; and,

(iii) That in accordance with the approved method of providing notice in the City of Hamilton By-Law No. 04-299 “Procedural By-Law for the Sale of Land”, Section 12 (a) (1) by publication of the notice in a newspaper having general circulation within the municipality in which the land is located, Section 12 (a) (3) by posting a “For Sale” sign on the land proposed to be sold, and Section 12 (a) (6) notice to the public of the proposed sale of land is given by inclusion of the recommendation by City Council to approve the sale of surplus lands.

7. City Purchase of 3618 Governors Road, Ancaster, from John Yeomans and Marlene Phibbs (PED11129) (Ward 14) (Item 5.7)

(a) That an Option to Purchase executed by John Yeomans and Marlene Phibbs on June 3, 2011, and scheduled to close on or before March 15, 2012, to purchase the lands and buildings described as Part of Lot 16, Concession 1 in the Geographic Township of Ancaster, as in Instrument VM166635 (save and except: Part 1 on Plan 62R-7568 and Part 1 on Plan 62R-9619), in the City of Hamilton, consisting of approximately 18.81 ha (46.5 acres) being all of PIN 17408-0016(LT), and Roll No. 251814011042550, known municipally as 3618 Governors Road, shown...
on Appendix “A” attached to PED11129, be approved and completed, at the purchase price of $630,000;

(b) That the purchase price of $630,000 be funded as follows: $550,000 to be funded from Account No. 59258-5140566508 (Lynden Communal System) and $80,000 to be funded from Account No. 59258-5140755701 (Source Protection Planning);

(c) That as consideration, the amount of $2 paid to the owners pursuant to the agreement, be deducted from the purchase price;

(d) That the purchase be subject to the following conditions:

(i) This Option to Purchase shall be conditional for a period of forty (45) days from the date of acceptance by the City (“the Conditional Period”), to allow the City to enter upon the subject lands for the purposes of carrying out physical and environmental inspections (hereinafter the “Environmental Assessment”), investigations and testing, and for the installation of a test well for the purpose of finding a suitable ground water supply to the satisfaction of the Manager of Infrastructure and Water Source Planning, pursuant to the Authority to Enter provided by the Owner to the City attached as Schedule “C”;

(ii) That the Owner is to provide vacant possession except, in the event that the closing date of this Option to Purchase is prior to January 1, 2012, the City assumes the current agricultural tenant;

(e) That upon acquisition of the lands the Director of Transportation, Energy and Facilities, be authorized to take all the necessary steps to demolish the subject buildings, and that the cost of demolition and any associated expenses estimated at $35,000 (Legal Fees, Environmental Site Assessment, Permits, Designated Substance Studies, Abatement, and Contingency) be funded from Account No. 5140566508 (Lynden Communal System);

(f) That costs incurred for Real Estate, survey and legal expenses in the amount of $14,950 (inclusive of an appraisal), be funded from Account No. 5140566508 (Lynden Communal System) and credited to Account No. 45408-3560150200 (Property Purchases and Sales);

(g) That any excess land not required for municipal use be declared surplus, and the Real Estate Section be authorized and directed to negotiate the sale of the surplus lands at fair market value and that the net sale proceeds be credited to Account No.47702-5140755701 (Source Protection Planning);
(h) That any lease revenue derived from an agricultural lease on the land be credited to Account No. 46068-5140755701 (Source Protection Planning); and,

(i) That the Mayor and Clerk be authorized and directed to execute any necessary documents, in a form satisfactory to the City Solicitor.

8. ACPD Interlocking Brick Replacement Plan (PW11053) (City Wide) (Outstanding Business List Item) (Item 5.8)

That Report PW11053 respecting ACPD Interlocking Brick Replacement Plan, be received.

9. Return to Work Performance Measures Q1 2011 (HUR11008) (City Wide) (Item 5.10)

That Report HUR11008 respecting Return to Work Performance Measures Q1 2011, be received.

10. Dr. Atif Kubursi, McMaster University, and Craig Foye, Hamilton Community Legal Clinic, respecting critical need for evidence-based provincial social assistance rates and previously-proposed legislation to create the Ontario Social Assistance Rates Board (Item 6.1)

That the presentation from Dr. Atif Kubursi, McMaster University, and Craig Foye, Hamilton Community Legal Clinic, respecting critical need for evidence-based provincial social assistance rates and previously-proposed legislation to create the Ontario Social Assistance Rates Board, be received.

11. Economic Impact of Social Assistance in Hamilton

(a) That the Mayor write to the Premier, the Ministry of Community and Social Services and the Commissioners of the Provincial Social Assistance Review endorsing Dr. Kubursi’s report entitled, “The Economic Impact of Social Assistance in Hamilton”;

(b) That the Mayor write to the Premier, the Ministry of Community and Social Services and the Commissioners of the Provincial Social Assistance Review, stressing the immediate emergency need for an evidence-based mechanism for setting social assistance rates that will meet basic needs and allow individuals and families to live with dignity with the establishment of an independent social assistance review board;
(c) That the Economic Development Department be directed to report back to Council regarding the incorporation of Community Economic Development strategies and “Pro-poor” economic development strategies, as a necessary and vital part of the overall economic development policy, and that staff develop their reporting consultation with stakeholders and experts in the community as an addendum to the City’s 5-year strategic plan.

12. Delegation – McMaster University respecting McMaster Health Campus Proposal (Added Item 4.1/6.2)

That the presentation provided by the McMaster University delegation with respect to the McMaster Health Campus Proposal, be received.

13. McMaster Health Campus Proposal – McMaster University (CM11008(a)/PED11034/FCS11063/BOH11026) (Item 7.4)

(a) That Report PED11134/FCS11063/BOH11026/CM11008(a) and staff presentation be received;

(b) That the City Manager and/or designate, be authorized and directed to commit an amount of $10 million to McMaster University, on condition that the McMaster Health Campus is built to the general scope and use as presented in the McMaster University proposal, as per Appendix “B” attached hereto, received by the General Issues Committee on June 27, 2011;

The following sub-section (c) was referred to the Future Fund Board of Governors for consideration prior to the August 11, 2011 meeting of Council.

(c) That the $10 million contribution to McMaster University be funded as a grant from the Hamilton Future Fund A (Account 112246);

(d) That the City Manager and/or designate, be authorized and directed to further develop and negotiate the terms and conditions of a final agreement with McMaster University for the McMaster Health Campus, as per Appendix “B” attached hereto and received by the General Issues Committee on June 27, 2011, to an overall upset limit of $20 million, and that some or all of the Public Health Services department may be relocated to this location, subject to a lease arrangement acceptable to Council being reached by August 31, 2011;
(e) That staff report on the progress of these negotiations and provide recommendations, including financing options for the remaining $10 million subject to (d) above, for consideration at the August 9, 2011 General Issues Committee.

14. Tourism Hamilton 2010 Annual Report (PED11128) (City Wide) (Item 7.1)

That Report PED11128 respecting Tourism Hamilton 2010 Annual Report”, including Tourism Hamilton’s 2010 Audited Financial Statements, and Tourism Hamilton’s 2011-2014 Strategic Plan results, attached as Appendices “A” and “B” respectively to Report PED11128, and staff presentation, be received.

15. Residential Protective Plumbing Subsidy Program (3P Program) (PW11056) (City Wide) (Outstanding Business List Item) (Item 7.2)

(a) That the City of Hamilton Residential Protective Plumbing Subsidy Program be revised effective immediately to reflect the proposed changes to the program as described in Appendix “C” attached hereto;

(b) That the General Manager of Public Works and City Solicitor investigate and report back to the appropriate standing committee on the options available for extending the Residential Protective Plumbing Subsidy Program to registered owners of residential rental properties.

16. Response to Investigations Directed into the Allegations of A. Khan (PW11054) (City Wide) (Item 7.3)

That Report PW1154 respecting “Response to Investigations Directed into the Allegations of A. Khan” be received.

17. Tax and Rate Operating Budget Variance Report to May 31, 2011 (FCS11058) (City Wide) (Item 8.1)


18. Shuttle Service for the 2011 Festival of Friends (Item 10.2)

(a) That the General Manager of Public Works be directed to work with the organizers of the Festival of Friends to ensure the provision and promotion of an accessible shuttle service during the hours of the 2011 Festival of Friends to transport festival goers from downtown Hamilton to
the Festival site and back with a minimum of 2 shuttles per hour, at an upset cost to the City of $15,000, to be funded as follows:

(i) Firstly, from the 2011 Transit Budget;
(ii) Secondly, from the overall Corporate year end surpluses;
(iii) Thirdly, from the Tax Stabilization Reserve;

(b) That if HSR cannot provide the shuttle service, that the approved procedures for procurement of shuttle service by a private transportation company be waived, if required and as necessary, to secure any needed services within the available timeframe in order to provide an accessible shuttle service during the hours of the 2011 Festival of Friends.

19. Summer Music Events in Gage Park – August/September, 2011 (Item 10.3)

That staff be directed to develop and promote two music events in Gage Park in August/September 2011 as a prototype for a potential summer music program in 2012, to an upset cost of $5,000, to be funded from the Community Service Department year-end surplus.

20. Funding for Canadian Alliance of Student Associations (CASA) Conference – July 24 to 30, 2011 – McMaster Students’ Union (Item 10.4)

That a grant in the amount of $3,500 be provided to the McMaster Students’ Union for the CASA Conference, to be funded as follows:

(a) Firstly from the approved 2011 Planning and Economic Development Department Operating Budget;

(b) Secondly, from the 2011 City of Hamilton overall tax-supported operating budget surplus; and,

(c) Lastly, if required, from the Tax Stabilization Reserve.

21. Information Services Divisional Restructuring Update (FCS08041(a)) (City Wide)

(a) That Report FCS08041(a) respecting “Information Services Divisional Restructuring Update”, be received;

(b) That Report FCS08041(a) remain confidential as it contains information respecting personnel matters about an identifiable individual(s), including City employees.

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22. Hamilton Health Sciences Access to Best Care Resolution – Emergency Medical Services (Item 10.4)

Amendments highlighted

(a) That City Council implement a 9-month pilot project, effective August 2011 that will continue no later than April 31, 2012 unless otherwise directed by City Council with the key measures reported monthly to the Emergency and Community Services Committee;

(b) That the pilot program include the following interventions implemented in a phased-in approach at the discretion of EMS staff based on the priority and ability to hire staff for the positions and that staff are hired on a temporary basis:

(i) Add one (1) FTE Vehicle Cleaner expected to reduce extended shift overtime, improve resource capacity and infection control, and,

(ii) Add up to 5.5 FTE paramedic staff to deploy one (1) Paramedic Response Unit to improve the response capacity in the Waterdown, Greensville and Flamborough areas, and

(iii) Add one (1) Paramedic Supervisor FTE to focus on hospital offload matters and explore community initiatives to redirect demands to more appropriate resources to contain demands and,

(iv) After the above interventions and subject to the continued demonstrated need based on the assessment of staff, add sufficient paramedic staff to deploy one (1) ambulance 12 hours a day, 7 days a week to increase transport capacity.

Subsection (c) was deleted in its entirety and replaced with the following in lieu thereof:

(c) That Hamilton EMS spend up to $355K for 2011 and up to $478K in the first 4 months of 2012 in operating funds for a total of $833K over the 9 months of the pilot project, and up to $30,000 for one-time purchase of Eletro-cardiograph equipment.

(d) That the source of funding for this pilot program will be from any existing operating funds within Hamilton Emergency Medical Services and where that is not available the funds will be sourced from the Tax Stabilization Reserve;
(e) That these enhancements beyond the life of the pilot project be included for consideration in the 2012 budget process;

(f) That staff be directed to continue to pursue alternative funding sources to offset 100% of the associated costs from the LHINS, HHS and the MOHLTC.

FOR THE INFORMATION OF COUNCIL:

CEREMONIAL ACTIVITIES

Chair Morelli called upon Beth Goodger, Senior Director, Operations & Waste Management, Craig Murdoch, Director of Environmental Services, and Tennessee Propedo, Acting Manager, Parks and Cemeteries, to join him at the podium for the presentation of Certificates of Recognition to Mike Hudson and Ryan Sadonoja, employees of Environmental Services Section of Operations and Waste Management.

Mike Hudson and Ryan Sadonoja were recognized for their bravery and for going above and beyond the call of duty to assist in the arrest of a suspect along the Hamilton Beach Trail after being approached by two distraught female cyclists.

(a) CHANGES TO THE AGENDA (Item 1)

The Clerk advised of the following changes:

DELEGATION REQUEST

(a) Delegation Request from Debbie Martin, McMaster University, respecting McMaster Health Campus (Added as Item 4.1)

ADDED STAFF PRESENTATIONS

7.4 McMaster Health Campus Proposal – McMaster University (CM11018(a)/PED11134/FCS11063/BOH11026) (Previously Item 12.2) (Previously distributed)

ADDED NOTICES OF MOTION

10.1 Hamilton Health Sciences – Access to Best Care Plan Resolution – Hamilton Emergency Medical Services

10.2 Shuttle Service for the 2011 Festival of Friends

10.3 Summer Music Events in Gage Park – August/September, 2011

Council – July 7, 2011
10.4 Funding for Canadian Alliance of Student Associations (CASA) Conference – July 24 to 30, 2011 – McMaster Students’ Union

ADDED PRIVATE & CONFIDENTIAL

12.3 Hamilton Health Science Access to Best Care Plan – Potential Implications – Update (no copy)

12.4 Information Services Divisional Restructuring Update (FCS08041(a)) – Update

12.5 Acquisition of Property – 301 Lewis Road, Stoney Creek – Update (no copy)

On a motion, the agenda was approved, as amended.

(b) DECLARATIONS OF INTEREST (Item 2)

Councillor B. McHattie declared in interest in Item 7.4 – McMaster Health Campus Proposal as his wife practices family medicine at McMaster University.

(c) APPROVAL OF PREVIOUS MINUTES (Item 3)

On a motion, the following Minutes of the General Issues Committee, were approved as presented:

(i) June 2, 2011 (Special – Labour Relations Update)
(ii) June 6, 2011 (Special – Continuation of May 9 GIC)
(iii) June 9, 2011 (Special – Development Charges)
(iv) June 13, 2011 (Regular)
(v) June 16, 2011 (Special – Labour Relations Update)
(vi) June 20, 2011 (Special – Labour Relations Update)
(vii) June 23, 2011 (Special – Development Charges)

(d) DELEGATION REQUEST

On a motion, the request from Debbie Martin on behalf of McMaster University to address the Committee today respecting the McMaster Health Campus be approved, and that the rules of order be waived to allow the delegation to be heard at 11:00 a.m.
(e) CONSENT ITEMS

(i) Declaration of Surplus, Sale of Easement and Lease Agreement with Rogers Wireless Inc. – 385 Jerseyville Road – Morgan Firestone Arena, Ancaster (PED11119) (Ward 12) (Item 5.3)

On a motion, sub-sections (d), (e), (g) and (h) were amended by deleting “Recreation Deposit Account No. 222318-000100” and replacing it with “Ancaster Reserve Account No. 108030” in lieu thereof.

The Motion CARRIED as amended.

It was also noted that “Recreation Deposit Account No. 222318-000100” be replaced with “Ancaster Reserve Account No. 108030” wherever it appears in the body of the report.

(ii) ACPD Interlocking Brick Replacement Plan (PW11053) (City Wide) (Outstanding Business List Item) (Item 5.8)

On a motion, this item was removed from the Outstanding Business List of the General Issues Committee.

Staff advised that an information report will be presented to the Public Works Committee showing costs associated with the interlocking brick replacement plan.

(iii) Housekeeping and Technical Assistance to Sewer Use By-law (PW11055) (City Wide) (Item 5.9)

On a motion, Report PW11055 respecting Housekeeping and Technical Assistance to Sewer Use By-law, was deferred to the next appropriate meeting of the General Issues Committee or Public Works Committee.

(iv) Return to Work Performance Measures Q1 2011 (HUR11008) (City Wide) (Item 5.10)

Councillor Duvall requested that future reports include the numbers of people who have returned to work in alternate positions.

(f) DELEGATION REQUESTS

(i) Dr. Atif Kubursi, McMaster University, and Craig Foye, Hamilton Community Legal Clinic, respecting critical need for evidence-based provincial social assistance rates and previously-proposed legislation to create the Ontario Social Assistance Rates Board

Craig Foye, Hamilton Community Legal Clinic, and Dr. Atif Kubursi, McMaster University, addressed the issue of “The Economic Impact of
Social Assistance in Hamilton” submitted by Econometric Research Limited.

The delegation was requesting the Committee’s approval of the following:

(i) Write to the Premier, the Ministry of Community and Social Services and the Commissioners of the provincial social assistance review endorsing Dr. Kubursi’s report to them;

(ii) Write to the Premier, the Ministry of Community and Social Services and the Commissioners of the provincial social assistance review, stressing the immediate emergency need for an evidence-based mechanism for setting social assistance rates that will meet basic needs and allow individuals and families to live with dignity;

(iii) Direct that the Economic Development Department report back to Council regarding the incorporation of Community Economic Development strategies and “Pro-poor” economic development strategies, as a necessary and vital part of the overall economic development policy, and that staff develop their reporting consultation with stakeholders and experts in the community.

The following was put by Motion:

(a) That the Mayor write to the Premier, the Ministry of Community and Social Services and the Commissioners of the Provincial Social Assistance Review endorsing Dr. Kubursi’s report;

(b) That the Mayor write to the Premier, the Ministry of Community and Social Services and the Commissioners of the provincial social assistance review, stressing the immediate emergency need for an evidence-based mechanism for setting social assistance rates that will meet basic needs and allow individuals and families to live with dignity;

(c) That the Economic Development Department be directed to report back to Council regarding the incorporation of Community Economic Development strategies and “Pro-poor” economic development strategies, as a necessary and vital part of the overall economic development policy, and that staff develop their reporting consultation with stakeholders and experts in the community.

On a motion, sub-section (c) was amended by adding the words, “as an addendum to the City’s 5-year strategic plan” following the word, “community”.

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The Amendment **CARRIED** on the following Standing Recorded Vote:

Yeas: Clark, Collins, Duvall, Farr, Johnson, McHattie, Merulla, Morelli  
Total Yeas: 8  
Nays: Bratina, Ferguson, Partridge, Pasuta, Pearson, Powers  
Total Nays: 6  
Absent: Jackson, Whitehead  
Total Absent: 2

On a motion, sub-section (b) was amended by adding the words, “with the establishment of an independent social assistance review board” following the word, “dignity”.

The Amendment **CARRIED** on the following Standing Recorded vote:

Yeas: Clark, Collins, Duvall, Farr, Johnson, McHattie, Merulla, Morelli  
Total Yeas: 8  
Nays: Bratina, Ferguson, Partridge, Pasuta, Pearson, Powers  
Total Nays: 6  
Absent: Jackson, Whitehead  
Total Absent: 2

The Main Motion, as amended, **CARRIED** on the following Standing Recorded vote:

Yeas: Clark, Collins, Duvall, Farr, Johnson, McHattie, Merulla, Morelli  
Total Yeas: 8  
Nays: Bratina, Ferguson, Partridge, Pasuta, Pearson, Powers  
Total Nays: 6  
Absent: Jackson, Whitehead  
Total Absent: 2

(ii) **Delegation Request from Debbie Martin, McMaster University, respecting McMaster Health Campus (Added as Items 4.1 and 6.2)**

The following delegation from McMaster University appeared before the Committee:

Dr. Patrick Deane, President  
Dr. John Kelton, Dean and Vice President, Faculty of Health Sciences’  
Roger Couldrey, Vice President (Administration)  
Dr. David Price, Chair and Professor, Department of Family Medicine, Faculty of Health Sciences  
Debbie Martin, Executive Director, McMaster University  
Gord Arbeau, Director, Public and Community Relations

*Council – July 7, 2011*
The delegation spoke to the following issues with respect to the McMaster Health Campus:

- A hub for students, teaching, patient care and research
- A landmark campus
- Community resource
- A campus of caring and learning
- Impact – nucleus of innovation and opportunity
- Innovative structure = economic development
- Why McMaster?
- Making Hamilton healthier through a public health partnership
- Public Health Services + McMaster Health Campus = cost effectiveness and better health
- Partnerships support City growth
- Funding/timing/recognition/site plan
- Department of Family Medicine, Michael G. DeGroote School of Medicine
- Philanthropy – Faculty of Health Sciences
- Key requirements to make McMaster Health Campus a reality:
  - City of Hamilton contribution – A $20 million commitment by July 7, 2011 from the City of Hamilton to McMaster for the downtown Health Campus
  - Explore options for the integration of Public Health into the Health Campus with an approved plan by August 31, 2011
  - Parking agreement with the City of Hamilton
  - Agreement with the City of Hamilton to accelerate the planning process, including the issuance of a demolition permit on application – needed by September 15, 2011.

The speakers noted that timing is critical. Concurrent negotiations are underway with the Hamilton Wentworth District School Board regarding the acquisition of the property, which cannot be completed until the City confirms its partnership and investment.

(iii) McMaster Health Campus Proposal – McMaster University (CM11008(a)/PED11134/FCS11063/BOH11026) (City Wide)

Chris Murray provided a power point presentation with information on the following:

- Critical timelines
- How did we get here
- McMaster Health Campus conditions
- Rationale for a $20 million City Contribution
- Impact of a $20 million City contribution
Dr. Elizabeth Richardson provided additional information, including:

- Public Health Services locations by service type (existing)
- Public Health Integration: Why consolidate PHS; why with McMaster; integration with McMaster

Rob Rossini provided financial information, including:

- Financial Analysis: City grant funding options; risk sharing; PHS current accommodations; PHS current costs; PHS proposed accommodations; one-time financial impacts; annual municipal tax impacts; PHS lease summary – no-debt financing of $20 million grant; financial summary; total project summary
- Recommendations/Next Steps.

Chris Murray outlined the recommendations contained in the staff report.

On a motion, sub-section (d) was amended by deleting the word, “will”, and replacing it with the word, “may” in lieu thereof.

On a motion, the question was called.

The Main Motion, as amended, **CARRIED** on the following vote:

<table>
<thead>
<tr>
<th>Yeas:</th>
<th>Bratina, Collins, Duvall, Farr, Ferguson, Johnson, Merulla, Morelli, Partridge, Pasuta, Pearson, Powers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Yeas:</td>
<td>12</td>
</tr>
<tr>
<td>Nays:</td>
<td>Clark</td>
</tr>
<tr>
<td>Total Nays:</td>
<td>1</td>
</tr>
<tr>
<td>Abstained:</td>
<td>McHattie</td>
</tr>
<tr>
<td>Total Abstained:</td>
<td>1anticipated:</td>
</tr>
<tr>
<td>Absent:</td>
<td>Jackson, Whitehead</td>
</tr>
<tr>
<td>Total Absent:</td>
<td>2</td>
</tr>
</tbody>
</table>

**PRESENTATIONS**

(i) **Tourism Hamilton 2010 Annual Report (PED11128) (City Wide)** (Item 7.1)

David Adames, Executive Director of Tourism Hamilton, provided a power point presentation respecting the Tourism Hamilton 2010 Annual Report, which included the following:

- Impact of Tourism in Hamilton
- Hamilton Visitation Statistics
• 2010 Tourism Hamilton Dashboard: hotel occupancy; hotel room revenue; web unique visitors; convention and sport bids submitted and won; hotel room nights from convention and sport events
• Calculating the City’s investment
• Tourism Hamilton’s Target Markets: Meetings and conventions; sport tourism; leisure and travel media relations (FIT/Leisure)
• Stories generated in 2010 and associated public relations value
• Review: 2010 Summer Campaign
• Tourismhamilton.com – 2010 – slight increase in web use over 2009
• Visitor services: Tourist Information Centre, Lady Hamilton Club
• Performance Measurements: Hotel occupancy rate; hotel average daily rate; revenue per available room
• Activity Measures: Tourist centre visits; unique web visitors; photo inquiries; leads served for travel media; leads generated for conventions and sports; bids lodged and won; conventions and sport events serviced
• 2011 Update – on target with marketing plan
• Website visits are up 28.5%; total page views are up 18.7%; direct traffic visits are up 47.6%; visits from Smartphones are up 354.9%

Members of the Committee thanked David for all of his efforts, hard work and assistance during his tenure as Executive Director of Tourism Hamilton and wished him well in his new position as Executive Director at the Hamilton District Chamber of Commerce.

(h) DISCUSSION AGENDA

(i) Residential Protective Plumbing Subsidy Program (3P Program) (PW11056) (City Wide) (Outstanding Business List Item) (Item 7.2)

On a motion, the “Residential Municipal Relief Assistance Program” was identified as completed and removed from the Outstanding Business List.

On a motion, staff was directed to investigate and report back to the General Issues Committee on the feasibility of making it mandatory for backflow sewer valves to be installed on all future new residential homes.

(i) NOTICES OF MOTION

(i) Hamilton Health Sciences Access to Best Care Resolution – Hamilton Emergency Medical Services (Item 10.1)

Councillor McHattie advised that he would introduce his motion pending legal advice provided during the In Camera session.
Shuttle Service for the 2011 Festival of Friends (Item 10.2)

Councillor S. Merulla introduced the following motion:

(a) That the General Manager of Public Works be directed to work with the organizers of the Festival of Friends to ensure the provision and promotion of an accessible shuttle service during the hours of the 2011 Festival of Friends to transport festival goers from downtown Hamilton to the Festival site and back with a minimum of 2 shuttles per hour, at an upset cost to the City of $15,000, to be funded as follows:

(i) Firstly, from the 2011 Transit Budget;
(ii) Secondly, from the overall Corporate year end surpluses;
(iii) Thirdly, from the Tax Stabilization Reserve;

(b) That if HSR cannot provide the shuttle service, that the approved procedures for procurement of shuttle service by a private transportation company be waived, if required and as necessary, to secure any needed services within the available timeframe in order to provide an accessible shuttle service during the hours of the 2011 Festival of Friends.

On a motion, the Rules of Order were waived to allow for the introduction of a motion respecting “Shuttle Service for the 2011 Festival of Friends”.

CARRIED

See Item 18 for the disposition of this item.

Summer Music Events in Gage Park – August/September, 2011 (Item 10.3)

Councillor S. Merulla introduced the following Notice of Motion:

That staff be directed to develop and promote two music events in Gage Park in August/September 2011 as a prototype for a potential summer music program in 2012, to an upset cost of $5,000, to be funded from the Community Service Department year-end surplus.

(Merulla/Collins)
That the Rules of Order be waived to allow for the introduction of a motion respecting “Summer Music Events in Gage Park – August/September 2011”.

CARRIED

See Item 19 for the disposition of this item.
Councillor B. McHattie introduced the following Notice of Motion:

Whereas the McMaster Students Union has successfully secured the national Canadian Alliance of Student Associations (CASA) conference for Hamilton from July 24-30 with over 100 Student Union Executive members from universities across Canada attending, and;

Whereas, there are significant benefits for Hamilton in ensuring that the delegates have a very positive experience and share their experiences with students in their host communities, including profiling Hamilton as a beautiful, thriving city, with a growing knowledge-based economy.

Therefore be it resolved:

That a grant in the amount of $3,500 be provided to the McMaster Students' Union for the CASA Conference, to be funded as follows:

(a) Firstly from the approved 2011 Planning and Economic Development Department Operating Budget;

(b) Secondly, from the 2011 City of Hamilton overall tax-supported operating budget surplus; and,

(c) Lastly, if required, from the Tax Stabilization Reserve.

On a motion, the Rules of Order were waived to allow for the introduction of a motion respecting “Funding for Canadian Alliance of Student Associations (CASA) Conference – July 24 to 30, 2011 – McMaster Students’ Union”.

See Item 20 for the disposition of this item.

Councillor S. Merulla introduced the following Notice of Motion:

WHEREAS the recent recession has taken a significant toll on local manufacturing jobs in the City of Hamilton,

AND WHEREAS the United Nations Environment Program has recently issued a set of significant documents defining the Green Economy and outlining policy concepts to build the Green Economy
AND WHEREAS the City of Hamilton has endorsed sustainable development, clean technology, and poverty reduction as preferable patterns of development much in line with the UNEP statements.

THEREFORE be it resolved:

(a) That the City of Hamilton hereby declares its continuing support for the development of the Green Economy as a set of effective economic development strategies that achieve complimentary environmental and energy benefits while creating jobs.;

(b) That the City of Hamilton hereby calls upon all provincial political parties, their leaders, and local MPP candidates to respect the importance of the Green Economy to Ontario's economy, to Ontario's energy future, and to the environment.

(vi) Requests for Complimentary Shuttle Service

Councillor R. Powers introduced the following Notice of Motion:

That the issue of complimentary shuttle service by HSR or through other suppliers be referred to the “Community Partnership Program” Committee for their review and comment.

(j) PRIVATE & CONFIDENTIAL

(i) Minutes of Closed Session Meetings

On a motion, the Minutes of the Closed Session Meetings of the General Issues Committee held on June 2, 9, 13, 16 and 20, 2011, be approved as presented. These Minutes will remain confidential and restricted from public disclosure in accordance with the exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act.

On a motion, the Committee moved In Camera at 3:45 p.m. pursuant to Sections 8.1(b), (c), (e) and (f) of the City’s Procedural By-law and the Municipal Act as the subject matters pertained to personal matters about an identifiable individual, including City employees, a proposed or pending acquisition or disposition of land for City purposes and litigation or potential litigation, including matters before administrative tribunals affecting the City and the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to the following:

12.3 Hamilton Health Science Access to Best Care Plan – Potential Implications – Update (no copy)

12.4 Information Services Divisional Restructuring Update (FCS08041(a))
12.5 Acquisition of Property – 301 Lewis Road, Stoney Creek – Update (no copy)

On a motion, the Committee reconvened in Open Session at 5:32 p.m.

12.3 Hamilton Health Science Access to Best Care Plan – Potential Implications – Update (no copy)

No action to report.

12.4 Information Services Divisional Restructuring Update (FCS08041(a))

See Item 21 for the disposition of this matter.

12.5 Acquisition of Property – 301 Lewis Road, Stoney Creek – Update (no copy)

Direction provided to staff in camera.

(k) NOTICE OF MOTION

On a motion, the Rules of Order were waived to allow for the introduction of a Notice of Motion respecting “Hamilton Health Sciences Access to Best Care Plan – Emergency Medical Services”.

The Motion to waive the rules CARRIED on the following Standing Recorded vote:

Yea: Clark, Collins, Duvall, Farr, McHattie, Merulla, Morelli, Partridge, Pasuta, Powers
Total Yeas: 10
Nay: Bratina, Ferguson, Johnson, Pearson
Total Nays: 4
Absent: Jackson, Whitehead
Total Absent: 2

Councillor B. McHattie introduced the following Notice of Motion:

Hamilton Health Sciences Access to Best Care Plan – Emergency Medical Services (Item 10.1)

Whereas the Hamilton City Council hired a third-party consultant to review the impacts on the Hamilton Emergency Medical Services that could be expected to occur as a result of the implementation of the Hamilton Health Sciences Access to Best Care (ABC) Plan;
And Whereas the third-party consultant recommended adding the equivalent of 8,760 ambulance unit hours and the supporting resources, estimated in 2008 to be $1.5 million in annual operating costs;

And Whereas City Council directed staff to provide regular reports on Hamilton EMS response time performance and hospital transfer of care times of EMS patients;

And Whereas the time the Hamilton Paramedics spend in hospital and the paramedic emergency response times for each of 2011 from January to May compared to the same months of 2010 are longer, and that there is an increase Code Zero Ambulance Events, and that the trend has continued since the implementation of the HHS ABC plan.

Therefore be it resolved:

(a) That City Council implement a 7-month pilot project, effective August 2011 that will continue no later than April 31, 2012 unless otherwise directed by City Council, with the key measures reported monthly to the Emergency and Community Services Committee, and,

(b) That the pilot program would include the following interventions implemented in a phased-in approach at the discretion of EMS staff based on the priority and ability to hire staff for the positions and that staff are hired on a temporary basis*:

(i) Add one (1) FTE Vehicle Cleaner* expected to reduce extended shift overtime, improve resource capacity and infection control, and,

(ii) Add paramedic staff to deploy one (1) Paramedic Response Unit to improve the response capacity in the Waterdown, Greensville and Flamborough areas, and

(iii) Add one (1) Paramedic Supervisor FTE to focus on hospital offload matters and explore community initiatives to redirect demands to more appropriate resources to contain demands and,

(iv) After the above interventions and subject to the continued demonstrated need based on the assessment of staff, add sufficient paramedic staff to deploy one (1) ambulance 12 hours a day, 7 days a week to increase transport capacity.

(c) That Hamilton EMS spend up to $355K for 2011 and up to $478K in first 4 months of 2012 in operating funds for a total of $833K over the 7 months of the pilot project, and,
(d) That the source of funding for this pilot program will be from any existing operating funds within Hamilton Emergency Medical Services and where that is not available the funds will be sourced from the Tax Stabilization Reserve

(e) That these enhancements beyond the life of the pilot project be included for consideration in the 2012 budget process

(f) That staff be directed to continue to pursue alternative funding sources to offset 100% of the associated costs from the LHINS, HHS and the MOHLTC.

On a motion, the question was called.

The Motion CARRIED on the following recorded vote:

Yeas: Clark, Collins, Duvall, Farr, McHattie, Merulla, Morelli, Partridge, Pasuta, Pearson, Powers
Total Yeas: 11
Nays: Bratina, Ferguson, Johnson
Total Nays: 3
Absent: Jackson, Whitehead
Total Absent: 2

See Item 22 for the disposition of this item.

There being no further business, the Committee adjourned at 6:43 p.m.

Respectfully submitted

Councillor B. Morelli, Deputy Mayor
General Issues Committee

Carolyn Biggs, Co-ordinator
Committee Services/Council/Budgets
July 4, 2011

Council – July 7, 2011
APPORITIONMENT OF TAXES

That the original land taxes recorded against;

(a) Roll #2518 003 310 29800 0000 – (82-84 Margaret Ave., Stoney Creek) in the amount of $6,713.41 for the year 2011 be split amongst the two newly created lots listed below:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ADDRESS</th>
<th>ROLL NUMBER</th>
<th>APPORTIONED ASSESSMENT</th>
<th>TAX AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>82 Margaret Ave.</td>
<td>2518 003 310 29800 0000</td>
<td>390,923</td>
<td>$ 5,171.28</td>
</tr>
<tr>
<td>2011</td>
<td>84 Margaret Ave.</td>
<td>2518 003 310 29805 0000</td>
<td>116,577</td>
<td>1,542.13</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$ 6,713.41</strong></td>
</tr>
</tbody>
</table>

(b) Roll #2518 030 214 05840 0000 – (68-70 Steven St., Hamilton) in the amount of $1,320.23 for the year 2011 be split amongst the two newly created lots listed below:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ADDRESS</th>
<th>ROLL NUMBER</th>
<th>APPORTIONED ASSESSMENT</th>
<th>TAX AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>68 Steven St.</td>
<td>2518 030 214 05840 0000</td>
<td>57,176</td>
<td>$ 845.77</td>
</tr>
<tr>
<td>2011</td>
<td>70 Steven St.</td>
<td>2518 030 214 05845 0000</td>
<td>32,074</td>
<td>474.46</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$ 1,320.23</strong></td>
</tr>
</tbody>
</table>
“We invite you to join with us to establish a McMaster campus in downtown Hamilton. Together we can change the future of our city.”

Patrick Deane, President, McMaster University

“Innovation and creativity are hallmarks of the knowledge-based economy. In order to create globally competitive economies, communities must promote and create environments where innovation and creativity can flourish.”

Hamilton Economic Development Strategy 2010, Executive Summary

“The McMaster Health Campus will help the city create healthy neighbourhoods, increase access to quality health care for people from across the city, teach and inspire students to serve, and create pride within our community.”

John Kelton, Dean and Vice-President, McMaster University
The McMaster Health Campus

A hub for students, teaching, patient care and research

The Campus will:

- Allow up to 15,000 Hamilton citizens from across the city without a doctor to have a family doctor
- See up to 54,000 patient visits a year
- Bring 4,000 McMaster students downtown to participate in classes, training and events
- Be home to 450 employees creating a vital and active nucleus of activity in Hamilton’s core
- Create 650 jobs related to the two-year design and construction process
- Expand opportunities for nearby businesses to grow while attracting new enterprises
- Be located to best serve citizens in the lower city who are most at risk of poor health. The clinic will also draw patients from across the city
- Support the City of Hamilton’s commitment to healthier neighbourhoods
- Create better health care and a better work environment for health professionals who will work and train together
- Provide a consolidated location for the City of Hamilton’s Public Health Services that will be cost effective and provide access to leading edge facilities
A Landmark Campus

The McMaster Health Campus will be a showcase for the City and the University creating, with the newly renovated city hall, an impressive gateway to Hamilton. The location at Main and Bay streets provides the maximum benefit to both the facility and the city in its positioning, visibility, and accessibility.

The Health Campus will increase access for patients, particularly those without a current family physician or impediments that limit their accessibility to health care. McMaster studies clearly show that patients frequently travel a distance within their community to see their family physician and the new campus will draw patients from both the core and across the Hamilton region.

The campus will also be home to the Maternity Centre of Hamilton, Shelter Health Network, McMaster’s continuing health sciences education and nurse practitioner education programs, the academic Department of Family Medicine of the Michael G. DeGroote School of Medicine as well as several major research programs. Each year the Department oversees several million dollars in primary care research.
Community Resource

The building’s design envisions a first floor that will create an atrium and open public spaces that will welcome the community for cultural and other events and that will highlight both the building and the partnerships that made it possible.

The state-of-the-art care and teaching facilities will not just be a resource for McMaster. It will contain significant spaces that will be available to the City and the public. Conference, meeting and teaching rooms could be used by the City to strengthen community engagement, reinforce its own profile when hosting conferences and meetings, and develop professional development opportunities for staff.

As a LEED® silver certified landmark building will be a showcase of sustainability. Proximity to the new MacNab Street HSR terminal and public transit enhances accessibility.
The Health Campus will be designed to create a centre of caring and learning that reinforces Hamilton’s “Putting People First”, and Youth Retention, Attraction and Engagement strategies and supports Hamilton’s doctor recruitment priorities. Four thousand McMaster students will be part of the learning community of the Health Campus each year.

The Health Campus is not just doctors. Health professionals from many backgrounds, including nurse practitioners, physiotherapists, physician assistants, dietitians, pharmacists, nurses, registered practical nurses, occupational therapists, lactation consultants, physiotherapists, and students in those disciplines will work and train together to provide the best and most advanced health care available in Canada.

Health professionals will continue to be some of the most highly sought after workers of the twenty-first century. Competition from our neighbouring communities, from across the country and around the world will only intensify as our population ages and health needs increase.

Health care is also a hi-tech industry. The technological advancement of diagnostic tools and treatment options is evolving at an astounding pace and our ability to provide leading-edge health care is reliant on the ongoing training and integration of health facilities.

Today’s health graduates are attracted to facilities and cities that offer them the advantages of clusters of health care professionals. The McMaster Health Campus will provide a state-of-the-art facility that creates a supportive and attractive work environment which will give Hamilton an edge in recruitment. Other communities are taking this approach with great success with this highly mobile workforce.
Impact

The benefits of the Health Campus extend beyond education and medical care. It will be the nucleus of innovation and opportunity that only a project of this scale and complexity can deliver.
Innovative Infrastructure = Economic Development

The Health Campus supports all six pillars of Hamilton’s Economic Development Strategy

The Health Campus will:

- Generate economic development infrastructure, supporting innovation both at the campus and by attracting and promoting the area for investment
- Develop the community and enhance the quality of life in nearby neighbourhoods and the overall city
- Create high-quality jobs and an environment that encourages recruitment and retention of sought after employees, including doctors
- Develop a workforce to meet the future needs of the rapidly advancing health sector which includes health care, research and the commercialization of research
- Be a catalyst for future business development and residential demand in the downtown area
- Generate an outstanding campus and results that can be a highlighted in city marketing initiatives demonstrating economic growth, leading-edge health care available in the city, and commitment to innovation

450
McMaster Employees

650
New construction and design jobs

4,000
McMaster students served by the campus
Why McMaster?

McMaster has the expertise, the reputation and the experience to develop a downtown Health Campus.

Only four Canadian universities are ranked among the top 100 in the world. McMaster is one of the four and has earned this distinction for many years. Our Faculty of Health Sciences is respected around the world for its high quality medical research, teaching and innovation.

The University is committed to nurturing a culture of success. For the past five years McMaster has ranked second or third among Canadian universities for health research, bringing more than $120 million a year in research funding to Hamilton. With Hamilton Health Sciences and St. Joseph’s, McMaster faculty oversee $291 million in medical or health research.

When McMaster makes medical discoveries or develops new methods of teaching, the world listens. The recent discovery by Dr. Mick Bhatia of how to create human blood from skin received international media coverage and raised McMaster’s and the City of Hamilton’s profile, as the University and the city able to attract and retain the world’s leading experts.

Such advances, which occur with great regularity at McMaster, create marketing opportunities for the University and the City. McMaster is committed to showcasing the Health Campus through its marketing activities.
Making Hamilton Healthier through a Public Health Partnership

The McMaster Health Campus presents an unprecedented opportunity for the City of Hamilton’s Public Health Services to reach further in achieving its vision and mission to be effective, innovative and efficient in working with the community to promote and protect the health of people in Hamilton.

A partnership with McMaster at a central downtown location will allow Public Health Services to:

• Increase productivity through one central location improving staff retention and ability to most effectively deliver programs

• Create efficiencies through consolidated space that supports its ability to meet increasing service expectations from the people of Hamilton

• Develop shared space that provides access to staff and the community to enhance accessibility to public health programs

• Train students across disciplines and at all levels to see public health as part of the health system and to role-model those connections through educational experiences

• Strengthen its response to unexpected and emerging public health issues such as SARS or H1N1 through collaboration and ongoing proximity to primary care experts

• In 2009, 27% of the department’s budget was dedicated to improving Family Health which would be enhanced by strong links with the Maternity Centre of Hamilton and family and primary care leaders and students at the Health campus
While the decision to be part of the Health Campus would enhance health in our city, the partnership would create some one-time moving expenses and, on the surface, require an increase in the current average cost per square foot of space rented for Public Health Services. However, these costs will be offset by a number of factors:

- Operating costs will decrease significantly due to lower energy costs achieved through the campus’ LEED® silver certification
- Custom designed space will allow for space optimization and rationalization
- Cost stability and predictability with a long-term lease arrangement
- Savings will be achieved as there will be no need to retrofit rental spaces not designed for clinics or to meet other health services client requirements
- Significant future savings as there would be no need to budget for costs to meet the built space requirements under the new Accessibility for Ontarians with Disabilities Act (AODA)
- Reduced costs achieved through joint use of Health Campus meeting rooms, washrooms, clinic and conference facilities
- Provincial subsidy of Public Health Services covers approximately 75% of the unit’s expenses on an annual basis
Partnerships Support City Growth

As communities across the province have been developing their economic development and neighbourhood revitalization plans, they have increasingly looked to universities and higher education partnership as critical investments in future growth. The number of projects that have been funded and the municipal contributions have been accelerating.

- 2011 – City of London and Fanshawe College’s downtown development School of Applied and Performance Arts
  Municipal Contribution $20 million  Project Cost $40 million

- 2011 – City of Windsor and University of Windsor relocation of music and visual arts programs downtown
  Municipal Contribution - $10 million + Armouries building  Project Cost $25 million

- 2009 – Town of Stratford and University of Waterloo creation of the Digital Media Campus
  Municipal Contribution $10 million + 8 acres of land  Project Cost $30 million

- 2008 – City of Burlington and the Region of Halton for McMaster’s DeGroote School of Business and a Burlington family medicine clinic and teaching unit
  Municipal Contribution $10 million  Project Cost $27 million

- 2006 - Regional Municipality of Waterloo and McMaster’s Waterloo Regional Campus of the Michael G. DeGroote School of Medicine in downtown Kitchener
  Municipal Contribution $15 million  Project Cost $23 million

- 2004 – City of Kitchener and University of Waterloo health sciences campus and new School of Pharmacy
  Municipal Contribution $30 million + land  Project Cost $30 million

- 2003 – City of Cambridge and University of Waterloo School of Architecture to downtown Cambridge
  Municipal Contribution $6.25 million  Project Cost $27.2 million

Minister John Milloy joined city and university leaders to officially open the McMaster Medical School in Kitchener
Funding

McMaster is prepared to develop and build a downtown Hamilton Health Campus on the site of the current Hamilton Wentworth District School Board. Separate negotiations are underway to secure the site which has been declared surplus by the Board.

**Project Cost $105 million*  
*Dependent on consolidation of the Department of Public Health in this building**

| City of Hamilton Contribution | $20 million |

McMaster and its partners bring to the project:

- Donation from a private donor $10 million
- Ministry of Training, Colleges and Universities (MD expansion) $7.2 million
- Ministry of Health and Long-term Care (Family Medicine Residency Expansion) $12 million
- McMaster Department of Family Medicine (Clinicians) $7.4 million
- McMaster Faculty of Health Sciences contribution $3.4 million
- McMaster University contribution (cash) $10 million
- McMaster University contribution (financing) $35 million $85 million

The City of Hamilton’s $20 million contribution will deliver a McMaster Health Campus to downtown Hamilton

Timing

McMaster is required to provide a facility for 16 new family medicine residents ready for occupancy by July of 2013. Funding for the residency expansion is being provided by the Ontario government and is tied to this completion date.

The timelines are challenging and outside of the University’s control. In order to be ready for July 2013 the architect selection process has already been completed and preliminary design work has begun. To prepare for demolition and the beginning of construction the University requires possession of the School Board site by January 9, 2012.

The campus project has evolved considerably over the past two years. In order to successfully achieve the scope of its vision for an integrated community-based centre for caring, learning and research the McMaster Innovation Park is no longer seen as a viable location.
**Recognition**

As a critical partner in the development of the Health Campus, McMaster will ensure permanent recognition within the building of the city’s contribution and commitment to the partnership that made the campus possible.

**Site Plan**

The McMaster Health Campus will create a landmark entry to downtown Hamilton at the corner of Bay and Main streets. This location on the lot provides the maximum benefit to both the facility and the city in its positioning, visibility, and accessibility.

Phase one of the project includes the creation of the Health Campus building and the city contribution will make this first phase possible.

The second phase of the site’s development will focus on the north portion of the property which is more suited to the residential, commercial, or future McMaster initiatives. The critical mass of talent and professionals at the Health Campus also creates opportunities to attract technology-based companies and others who see commercial opportunities within the health field.
Michael G. DeGroote School of Medicine

- Flagship school, established in 1965, with an international reputation for its unique three-year program based on small group, problem-based study and early introduction to the clinical experience

- Approximately 4,000 applicants a year, more than any other Canadian medical school

- Enrolment has more than doubled since 2000, with 203 first-year students accepted each September. This includes the 28 students for the Waterloo Regional Campus in Kitchener, ON and 28 first-year students at the Niagara Regional Campus in St. Catharines, ON

- More than 580 undergraduate MD students are currently enrolled, along with more than 830 medical residents in 51 specialties and sub-specialties

- The School of Medicine was renamed the Michael G. DeGroote School of Medicine in 2004, in tribute to philanthropist Michael G. DeGroote who gave $105 million to enhance and expand the school’s research program. The gift is still the largest single gift to a university in Canada

- Academic hospital partners are Hamilton Health Sciences and St. Joseph’s Healthcare Hamilton, with clinical teaching units at each hospital and care centre. Affiliations to more than 600 community hospitals and health care centres and clinics across Ontario

- The three-year program in Medicine uses a problem-based approach to learning that should apply throughout the physician’s career. The components have been organized in sequential blocks with early exposure to patients and case management. The academic program operates on an 11 months-a-year basis and students qualify for the MD degree at the end of the third academic year

- Unique in Canada for its place within a Faculty of Health Sciences with a School of Nursing, School of Rehabilitation Science and programs in health sciences, midwifery and physician assistant, along with many graduate programs ranging from biochemistry, e-health (health informatics), biomedical engineering, health research methodologies. McMaster trains interprofessional health care teams

- For the past five years McMaster has ranked second or third among Canadian universities for health research, bringing more than $120 million a year in research funding to Hamilton. With HHS and St. Joseph’s, McMaster faculty oversee $291 million in medical or health science
Department of Family Medicine, Michael G. DeGroote School of Medicine

- The Department of Family Medicine was a founding component of the medical school and established its first clinical teaching unit at the Henderson hospital in 1967

- McMaster has led the way in Canada with the development of primary health care teams of family physicians

- The Province has made a priority the development of more family doctors

- The City of Hamilton has focussed resources and energy on the recruitment of family doctors to the city

- More McMaster medical school graduates choose to go into family medicine compared to graduates from medical schools across Canada. In 2011, approximately 50% of McMaster medical graduates made family medicine their first choice for post-graduate education, compared to 34% of all of the Canadian medical graduates

- The two-year family medicine residency program has grown considerably from 34 first-year residents in 2006. The Department has made commitments to expand to 100 first-year residents by July, 2013

- Approximately 450 medical school graduates apply to McMaster’s family medicine residency program from medical schools across Canada each year

- Residents spend 80% of their time in direct patient care

- Two current large teaching units include the McMaster Family Practice on Main Street West and the Stonechurch Family Health Centre on Upper Ottawa Street which oversee the care for more than 30,500 Hamilton residents

- The Stonechurch Family Health Centre, built in 2006 to be patient-centred with gardens and a comfortable waiting room with fireplace and fish tank, has won architectural awards including the 2007 Award of Excellence, Adaptive Reuse from the City of Hamilton Urban Design and Architectural Awards

- The Department oversees more than $1.8 million in primary care research a year, with six PhD researchers with backgrounds including medicine, sociology, pharmacology, and health research methodology

- The Department has more than 700 part-time faculty members contributing to the teaching of the next generation of family physicians and primary care providers

- New distributed clinical teaching units include Kitchener, St. Catharines, Burlington and Brampton, all established with funding from the municipality
Philanthropy - Faculty of Health Sciences

McMaster has a strong track record for attracting gifts from Hamilton area philanthropists, to build and enhance its innovative health education and research mission. These important contributions benefit world-class faculty and researchers and, through their work, our students, patients and the people of Hamilton, demonstrating commitment to health in our community.

Major Individual Donors to the Faculty of Health Sciences since 2000

Michael G. DeGroote - $105 million: For creation of three institutes (McMaster Stem Cell and Cancer Research Institute; Michael G. DeGroote Institute for Infectious Disease Research; Michael G. DeGroote Institute for Pain Research and Care); several endowed professorial chair positions and post-doctoral fellowships; a development fund and capital for the Michael G. DeGroote Centre for Learning and Discovery and a pediatric intensive care unit at Hamilton Health Sciences.

David Braley- $53 million: For creation of a stem cell library; three endowed chairs; a strategic investment fund and a contribution towards the downtown health campus.

Farncombe family- $18.5 million: For creation of the Farncombe Family Digestive Health Research Institute; a senior endowed chair and capital for a unique sterile laboratory.

Key requirements to make McMaster Health Campus a reality:

- City of Hamilton contribution – A $20 million commitment by July 7, 2011 from the City of Hamilton to McMaster for the downtown Health Campus

- Explore options for the integration of Public Health into the Health Campus with an approved plan by August 31, 2011

- Parking agreement with the City of Hamilton

- Agreement with the City of Hamilton to accelerate the planning process, including the issuance of a demolition permit on application – needed by September 15, 2011

Please note that timing is critical. Concurrent negotiations are underway with the Hamilton Wentworth District School Board regarding the acquisition of the property. This acquisition cannot be completed until the City confirms its partnership and investment.
McMaster Health Campus
JUNE 2011

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1. Purpose

1.1. The following provides details relating to the eligibility for program participation, scope of eligible works, grant values, application process and other requirements related to the residential protective plumbing program (3P).

2. Eligibility

2.1. Only residential properties connected to the City of Hamilton wastewater collection/combined sewer system that are owner-occupied are eligible for the program. Rental residential properties are not eligible for the program.

2.2. Only the registered owner of the property shall be eligible for the grant and must be the registered owner-occupant at both the time the works were completed and at the time of application for reimbursement.

3. Scope of Eligible Works

3.1. Works which are eligible for the grant under this program are limited to the following:

3.2. Assessment of the building's drainage system including a closed circuit television (CCTV) inspection;

3.3. Installation of an approved backwater valve;

3.4. Installation of a new sump pit and pump when installed in conjunction with an approved backwater valve (replacement of existing sump pumps are not eligible);

3.5. Disconnection of downspouts

4. Grant Values

4.1. Residential property owners will be eligible, upon approval from the City, for a single grant up to a maximum of $2,000 for eligible works. This grant may be used towards one or all of the eligible works, subject to the maximums listed in Table “A” below.

4.2. Where the downspouts are being disconnected by the homeowner only the materials (no labour) will be eligible for the grant subject to limits listed in Table A.
4.3. When a contractor is undertaking eligible works on their own property for which they are the owner occupant only the materials (no labour) will be eligible for the grant subject to the limits listed in Table A.

**TABLE A - Properties Described in 4.1**

<table>
<thead>
<tr>
<th>Eligible work</th>
<th>Percentage covered</th>
<th>Maximum amount of the grant that can be applied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspection including closed circuit television inspection (CCTV)</td>
<td>100%</td>
<td>$500</td>
</tr>
<tr>
<td>Installation of an approved backwater valve</td>
<td>100%</td>
<td>$2,000</td>
</tr>
<tr>
<td>Installation of a NEW sump pump and pit when done in conjunction with an approved backwater valve</td>
<td>100%</td>
<td>$2,000</td>
</tr>
<tr>
<td>Downspout disconnection</td>
<td>100%</td>
<td>$40 per downspout to a maximum of $200</td>
</tr>
</tbody>
</table>

*Total grant amount shall not exceed $2,000*

5. **Application**

5.1. To be eligible for the program an application must be submitted to the City and approved PRIOR to the provision of any grants. Property owners shall not assume they are approved for the $2,000 grant prior to confirmation from the City.

5.2. All documentation must be originals (no photocopies) and signed by the registered owner of the subject property.

5.3. To be eligible for the grant, an assessment must be completed by a licensed contractor qualified to do the work and signed off by both the property owner and contractor prior to the work being completed. The assessment must be in a form specified by the General Manager of Public Works.
5.4. A copy of the CCTV inspection (DVD) must accompany the application for reimbursement.

5.5. One or all of works identified in the assessment must be completed on the sanitary or combined drainage system prior to issuance of the grant or loan.

5.6. With the exception of downspout disconnections all eligible works must be completed by a contractor licensed in the City of Hamilton for the subject works with the contractor's license number provided on the receipts.

5.7. The contractor's invoice must be itemized in format acceptable to the General Manager of Public Works.

5.8. The grants are issued on a per property basis. No more than one grant will be issued per property.

6. Other Requirements/Specifications:

6.1. Sewer lateral repairs are not eligible under this program

6.2. An assessment subject to the specifications of the General Manager of Public Works shall include as a minimum:

   a. A CCTV inspection, identification of any upstream connections to the drainage system

   b. Assessment of potential for downspout disconnection

   c. Written recommendations

   d. Documented risks associated with the recommended works

   e. Sign offs by both the contractor and property owner

6.3. The purpose of the CCTV inspection of the building drainage system is to identify all sources of drainage into the system, and to determine the best location for the installation of the backwater valve and/or sump pump, as well as to identify any potential adverse impacts of the installation of a backwater valve and/or sump pump.

6.4. A sump pump and pit will only qualify for reimbursement if installed in conjunction with an approved backwater valve and if it is a new installation. Replacement pumps and/or pits are not eligible.
6.5. Installation of backwater valves must be compliant with the Ontario Building Code and in a manner acceptable to the General Manager of Public Works.

6.6. Building permits expenses will only be reimbursed when one is required for the works being completed and it is associated with the installation of a backwater valve.

6.7. Downspout disconnection must be completed in a manner that does not create a potential or real hazard, create an adverse condition for the subject or adjoining properties or a health and safety hazard for the public.

6.8. The General Manager of Public Works may at their discretion require additional inspection and or such other alterations to ensure that works undertaken are acceptable for reimbursement under the program.

6.9. Program availability continues to be subject to funding as determined by Hamilton City Council and may be discontinued at any time without notice.