Committee of the Whole  
REPORT 10-026  
4:00 p.m.  
Wednesday, September 29, 2010  
Council Chambers  
Hamilton City Hall  
71 Main Street West  

Present: Mayor F. Eisenberger  
Councillors B. Bratina, B. Clark, C. Collins, S. Duvall,  
L. Ferguson, B. McHattie, T. Jackson, S. Merulla,  
D. Mitchell, B. Morelli, M. Pearson, R. Pasuta, R. Powers,  
T. Whitehead  

Absent with Regrets: Councillor M. McCarthy – Another Commitment  

Also Present: C. Murray, City Manager  
R. Rossini, General Manager, Finance and Corporate Services  
B. Goodger, A/General Manager, Public Works  
T. McCabe, General Manager, Planning and Economic Development  
J. Priel, General Manager, Community Services  
J. Kay, General Manager/Chief, Hamilton Emergency Services  
P. Barkwell, City Solicitor  
R. Caterini, City Clerk  
M. Gallagher, Deputy Clerk  
C. Biggs, Legislative Assistant, Office of the City Clerk  

THE COMMITTEE OF THE WHOLE PRESENTS REPORT 10-026 AND RESPECTFULLY RECOMMENDS:  

1. International Event Opportunities – 2015 Pan Am Games Update (CM09006(i))  

That Report CM09006(i) respecting International Event Opportunities – 2015 Pan Am Games, be received.
FOR THE INFORMATION OF COUNCIL:

(a) CHANGES TO THE AGENDA

The Clerk advised of the following changes to the Agenda.

(i) Delegation Requests

(aa) Request from Valerie Sturrock respecting stadium site
(bb) Request from Don May, Planning Consultant for the Hamilton Tiger-Cats, to provide an update from the Tiger-Cats in association with the staff update on the new Stadium

(ii) Notices of Motion

(aa) Respecting West Harbour Stadium site
(bb) Respecting Expanding the Scope of the Longwood Road Environmental Assessment due to the Pan Am Stadium Proposal on the CPR Lands

(Ferguson/Pearson)
On a motion (Ferguson/Pearson) the agenda was adopted as amended.

(b) DECLARATIONS OF INTEREST

None

(c) DELEGATION REQUESTS

(I) Request from Valerie Sturrock respecting stadium site

On a motion (Morelli/Whitehead) Valerie Sturrock was permitted to address the Committee and that the rules of order be waived to allow Ms. Sturrock to speak.

(II) Request from Don May, Planning Consultant for the Hamilton Tiger-Cats, to provide an update from the Tiger-Cats in association with the staff update on the new Stadium

On a motion (Ferguson/Mitchell) Mr. May was permitted to address the Committee and that the rules of order be waived to allow Mr. May to speak.
(d) **DELEGATIONS/PUBLIC HEARINGS**

(i) **Valerie Sturrock respecting stadium site**

Ms. Sturrock appeared before the Committee to speak about various publications, including "Other Council Fires Were Here Before", "Joseph Brant – Our History", "What is America?" and to speak to the plight of the polar bears. She stated that land needs to be respected and that it not be in little pieces; need to look after 7 generations and polar bears.

(ii) **Don May, Planning Consultant for the Hamilton Tiger-Cats**

Mr. May provided a brief introduction, stating that he has been a professional planner in Hamilton for over 30 years and has worked for the Young family on personal and corporate properties. He was retained on September 1 to work with staff pursuant to Council direction regarding the Longwood/Aberdeen area and bring planning expertise on behalf of the Tiger-Cats. Mr. May provided a power point presentation which outlined a Hamilton Legacy Foundation and what it would include.

Mr. May stated that the purpose of the update is to publicly express that the Tiger-Cats are working with City staff and although there is much to do in terms of due diligence, he is asking for continued support as this project moves forward.

Councillor Clark requested that the Tiger-Cats provide an explanation in writing clarifying their position with respect to parking.

On a motion (Clark/Pearson) the presentations were received.

(e) **PRESENTATIONS**

(i) **International Event Opportunities – 2015 Pan Am Games Update (CM09006(i)) (Item 6.1)**

Chris Murray, City Manager, provided introduction and overview, including:

- Approved Council direction from September 14, 2010 meeting
- Communications with the Province; goal to get as many people around the table to dialogue to get stadium from 15,000 seats to 25,000, addressing funding gap; representatives from Premier’s office as well as Minister S. Aggelonitis and M.P.P. T. McMeekin; real willingness from Province to assist
• Communications with the Tiger-Cats: willing to purchase and develop part of the CP property; willing to operate the stadium; make stadium available for public use for a yearly stipend; naming rights and ticket surcharge to offset stadium operating costs
• Communications with the Government of Canada: collectively, all levels of government have already contributed over $125M to the stadium project; hearing that such projects also need private sector support if they are to succeed and thrive after they are built; we need to get more chairs around the table (not necessary all government, but parties who can assist to meet the financial challenge) and that is what we are trying to do; so for now, we are looking for ways to bridge the gap
• Communications with Infrastructure Ontario and Hostco: meetings and calls with Infrastructure Ontario and Hostco have taken place; correspondence from Ian Troop (Appendix “A” to Report CM09006(i))
• Communications with CP Rail: an independent City appraisal has been requested; relocation costs will need to be assessed (engineering costs – $100K); environmental remediation
• Financial: discussions are ongoing; an order of magnitude has been estimated

Councillor McHattie asked what is the cost of losing the CPR yard relative to Hamilton’s economic development/initiatives. Mr. Murray indicated that he would get the information and provide a response.

Councillor McHattie requested information respecting what do we know about traffic patterns in that area today; Mr. Murray responded that McCormick Rankin has been engaged and discussions have taken place with the MTO to communicate how to approach a traffic study and the nature of the road requirements. Also, there has been transportation impact work going on in the neighbourhood. Jill Stephen provided updated information as a result of recent discussions with the MTO. Councillor McHattie requested that any information in this regard be provided to him so that he can respond to questions from his constituents.

Mr. Murray indicated that he will communicate with Mr. Troop on September 30 to provide an update on the 7 deliverables outlined in Mr. Troop’s letter dated September 30, 2010 (attached as Appendix “A” to Report CM09006(i)) and how those deliverables will be achieved.

Mr. Murray advised that it is anticipated that a Memorandum of Agreement with the Tiger-Cats will be presented at the October 12, 2010 Committee of the Whole meeting.
Rob Rossini, General Manager of Finance and Corporate Services provided a high level financial overview of funding, including the following:

- Cost of 25,000 seat stadium can be constructed for $160 million in 2012 dollars: Hostco contribution would be $70.3 million in 2012 dollars; City of Hamilton contribution would be $55 million in 2012 dollars, totalling $125.3 million; total shortfall of $34.7 million for construction
- Other funding requirements: West Harbour Land of $9 million and Velodrome Permanent Facility of $14 million, total shortfall of $23 million
- Available Sources of Funding: Ivor Wynne Development Proceeds of $5 million, Ticket Surcharge ($1 per Deloitte) of $5 million, capitalize $500K of existing budget; total available sources of funding of $15 million

Mr. Rossini advised that the taxes generated by the West Harbour lands and the CP rail lands, including all buildings, is $367,000 and $275,000 respectively.

On a motion (Ferguson/Pearson) the presentation provided by Chris Murray and Rob Rossini was received.

(f) INTERNATIONAL EVENT OPPORTUNITIES – 2015 PAN AM GAMES UPDATE (CM09006(i))

The Motion that Report CM09006(i) be received CARRIED on the following vote:

Yeas: Eisenberger, McHattie, Bratina, Collins, Morelli, Pasuta, Duvall, Whitehead, Clark, Pearson, Mitchell, Ferguson, Powers, Jackson
Total Yeas: 14
Nays: Merulla
Total Nays: 1
Absent: McCarthy
Total Absent: 1

(g) MOTIONS

None
NOTICES OF MOTION

Councillor B. McHattie introduced the following Notices of Motion:

(i) **West Harbour Stadium Site**

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) **Expanding Scope of the Longwood Road Class Environmental Assessment Due to Pan-Am Stadium Proposal on the CPR Lands**

Whereas, the Pan Am Stadium has now been proposed for the CPR lands in the area of Aberdeen Avenue and Longwood Road, and;

Whereas, the City of Hamilton currently has an environmental assessment underway for Longwood Road in that vicinity, and;
Whereas, traffic flows from a stadium would considerably affect the functioning of Longwood Road and its vision as a gateway street with bike lanes and pedestrian amenities in conjunction with the McMaster Innovation Park.

Therefore Be It Resolved:

That the scope of the City of Hamilton Longwood Road Class Environmental Assessment be altered to include an evaluation of the traffic impact caused by the proposed Pan Am Stadium.

(i) PRIVATE AND CONFIDENTIAL

On a motion (Mitchell/Collins) the Committee moved In Camera at 6:40 p.m. pursuant to Section 8.1(c) of the City’s Procedural By-law and the Municipal Act as the subject matter pertains to potential land acquisition for City purposes.

On a motion (Ferguson/Pearson) the Committee reconvened in Open Session at 7:09 p.m. CARRIED

Direction was provided to staff In Camera. No action to be reported.

(j) GENERAL INFORMATION/OTHER BUSINESS

None

On a motion (Ferguson/Clark) there being no further business, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Mayor F. Eisenberger
Chair, Committee of the Whole

Carolyn Biggs
Legislative Assistant
September 29, 2010